COMMISSIONERS
DON M. HARRIOTT, MAYOR
KATHLEEN RAMEY
ARTHUR W. SCRIBNER
EDWARD P. LORANZ
HARLEY WARNER

URBAN RENEWAL DEPARTMENT
CITY HALL ANNEX
30 SOUTH LAST CHANCE GULCH
HELENA, MONTANA 59601
AREA CODE 406/442-3104

City of Helena, Montana

May 9, 1975

Mr. Robert J. Matuschek
Department of Housing and Urban Development
Federal Building
Nineteenth and Stout Streets
Denver, Colorado 80202

Attention: Elizabeth Schlosser

Re: Transmittal of Application for Amendatory #4, Project No. Mont. R-3
Last Chance Project

Dear Ms. Schlosser:

The City of Helena, Montana submits this amendatory application for the Last Chance Urban Renewal Project, Contract No. Montana R-3 (LG). This application requests that the project be extended one additional year (through December 31, 1976), and that a portion of the Relocation Grant and the Rehabilitation Grant be reallocated to the Project Capital Grant. No increase in the project's temporary loan is required.

Amendatory #4 is necessitated by the delay in getting the City's downtown parking program underway. The final phase of the Mall on Last Chance Gulch cannot begin until the replacement parking is provided; hence, the request for a time extension. The budget transfers shift funds from activities that no longer require their current allocations to activities that are under-funded at this time.

No new funds or any new activities are being requested. The net effect of this amendatory, when approved, will be to allow the City of Helena to complete the various projects and programs already authorized.

In the preparation of this application, we have followed the checklist established under RHM 7206.1, Chapter 2, page 3+, subsections 3 and 4. Where changes in previously approved applications and budgets have been made, we have so noted. Otherwise, we have cited pertinent sections of previous submissions as providing such documentation as may be required.

Three such references are made frequently throughout this application:

- the S-1 Relocation 1972 Amendatory (No. 1),
- the Project Capital Grant 1972 Amendatory (No.2), and
- Project Expenditures Budget Revision No. 10.

Appropriate procedures have been undertaken according to Montana's A-95 clearing house instruction to receive comments on our application from other interested groups and agencies. These comments, if any, will be provided by May 29, 1975. At that time, we will inform you about those comments and our response, if so required.

Sincerely,

HELENA URBAN RENEWAL DEPARTMENT

Lawrence Gallagher

LAWRENCE GALLAGHER
Executive Director

LG/dw
Enclosure

May 12, 1975

to: Al Thelen, City Manager

from: Larry Gallagher, UR Director

re: Staff Needs Through Project Closeout, December 31, 1976

Submitted herewith is my estimate of the Urban Renewal Department's staff needs from now until December 31, 1976, based on the following assumptions:

1. That HUD will approve our Amendatory Application for additional time and transfer of funds.

2. That redevelopment financing will be available and that sales will remain brisk through November 1975.

3. That HUD funding of the 312 Loan Program will continue through September 1976.

4. That the parking revenue bonds will be sold and improvements under construction by July 1975.

5. That a Pedestrian Mall, Phase II, will be built in the spring and summer of 1976.

6. That a contract is approved and construction of the new Federal Building is started this summer.

7. That we all don't get wash away in this spring's flood!

Now then, what's needed to complete Montana R-3:

1. The sale of 10-15 vacant parcels of land, dependent upon how we divide some lots.

2. The sale of 10 old buildings and disbursement of over $650,000 in historic preservation grants.

3. The definate relocation of 5 families and individuals, 7 businesses, and probable relocation of an additional 13 families and individuals and 11 businesses. The remaining budget for the above is $414,900.

4. The definite acquisition of three more parcels and possibly two additional ones.

5. The continued processing of 312 Rehabilitation Loans.

6. The sale of Project Notes in March 1976.

7. The completion of $1,810,861 in project improvements including:

    a. Mall Phase II

    b. Old Jackson

    c. Park Avenue and Sixth Avenue North

    d. Park Avenue South (opposite Sylvanhaus)

    e. Landscaping

8. The completion of $439,170 in site preparation and demolition including:

    a. Undergrounding of utilities

    b. Demolition of remaining buildings scheduled for demolition.

    c. Repair of party walls.

9. Working with auditors for one and possibly two more audits. One is required this year, which HUD could decide to delay until closeout.

10. Negotiate closeout requirements with HUD, such as the contract requirement that 90 percent of all remaining properties meet code.

City Hall
Page 2
Jan 12, 1973

5. The sale of 30 old hall lamps and 48 door knobs of over $200,000 in historic preservation grants.

6. The 4-phase renovation of 5 facilities and Indianapolis, 7 buildings, and provide renovation or additions in existing and 13 new facilities, and 13 [illegible]. The [illegible] budget for this above is $[illegible].

7. Absolutely analyzed [illegible] of 6 [illegible] and monthly [illegible] data.

8. The monthly processing of 312 [illegible] [illegible].

9. The sale of [illegible] [illegible] in March 1974.

10. The expenditure of $1,810,001 in [illegible] [illegible] [illegible]:

a. Hall Phase II

b. Old Prison

c. Park [illegible] [illegible] [illegible]

d. Park Avenue Sewer (Dominick Sylvanhound)

e. Bandstand

11. The construction of $[illegible] in site preservation and development [illegible].

a. Redevelopment of [illegible]

b. Construction of existing [illegible] [illegible] [illegible].

c. Repair of [illegible] walls.

12. Completing site [illegible] for one and possibly two more [illegible], to be [illegible] this year, which [illegible] would decide to delay until [illegible].

13. Importing [illegible] requirements with [illegible], such as the [illegible] requirement that 50 percent of all [illegible] [illegible] [illegible].

At the present time, the Urban Renewal staff consists of five people:

1. Executive Director, Lawrence Gallagher

2. Project Manager, Tomas Lythgoe

3. Relocation Administrative Assistant and Bookkeeper, Cammi Butterton.

4. Administrative Secretary, Jan Guenther

5. Property Management Officer, Lew Everett

I have estimated remaining staff need by position, percentage of time required for four remaining activity periods, and the principal duties during each activity period. These estimates are as follows:

Executive Director

1. May 1975 through December 31, 1976--100 percent of time required for project administration, land promotion and sales, administration of disposal contracts, staff supervision and a possible HUD Audit in December 1975.

2. January 1, 1976 through June 30, 1976--100 percent time required for project administration, land promotion and sales, administration of disposal contracts, and staff supervisions.

3. July 1, 1976 through December 31, 1976--80-90 percent time for project administration, administration of disposal contracts, limited staff supervision, negotiation of closeout with HUD officials and Audit.

* 4. January 1, 1977 through April 30, 1977--80-90 percent time for final closeout and audit and clean up miscellaneous loose ends. (This period runs past the December 31, 1976 closeout date due to the fact that the March 1976 Project Note Sale will be for a twelve-month period, hence all Notes will be due April 1977.

Project Manager

1. May 1975 through December 31, 1975--100 percent time required for supervision of 312 Loan Program, negotiation of remaining land purchases, co-ordination with Engineering Department, assistance with land promotion and sales, preparation of HUD reports.

Staff Needs
Page 3
May 22, 1975

At the present time, the Urban Renewal Staff consists of five people:

1. Executive Director, Lawrence Gallagher

2. Project Manager, Tobias Lythgoe

3. Relocation Administrative Assistant and Bookkeeper, Cleveland Patterson.

4. Administrative Secretary, Ann Gabatherer

5. Property Management Officer, Ken Everett

I have estimated remaining staff need by position, expressed in time required for four remaining activity periods, and the principal duties during each activity period. These estimates are as follows:

Executive Director

1. May 1975 through December 31, 1975--100 percent of time required for project administration, land promotion and sales, administration of disposal contracts, staff supervision and a possible HUD Audit in December 1975.

2. January 1, 1976 through June 30, 1976--100 percent time required for project administration, land promotion and sales, administration of disposal contracts, and staff supervisions.

3. July 1, 1976 through December 31, 1976--80-90 percent time for project administration, administration of disposal contracts, limited staff supervision, negotiation of closeout with HUD officials and Audit.

4. January 1, 1977 through April 30, 1977--80-90 percent time for final closeout and audit and claim on miscellaneous Loans Ends. (This period runs past the December 31, 1976 closeout date due to the fact that the March 1977 Project Note Sale will be for a twelve-month period, hence all Notes will be due April 1977.

Project Manager

1. May 1975 through December 31, 1975--100 percent time required for supervision of 312 Loan Program, negotiation of remaining land purchases, co-ordination with Engineering Department, assistance with land promotion and sales, preparation of HUD reports.

2. January 1, 1976 through June 30, 1976--50-60 percent time for supervision of remaining 312 Loans, co-ordination with Engineering Department and property owners during Mall, Phase II construction, assist director with remaining land sales and negotiations with developers, and miscellaneous project activities.

3. July 1, 1976 through December 31, 1976--25 percent time, if any, to tie up loose ends.

4. January 1, 1977 through April 30, 1977--services no longer required.

Relocation Administrative Assistant and Bookkeeper

1. May 1975 through December 31, 1975--100 percent time required for supervising remaining relocation, final processing of all relocation claims, bookkeeping and claim processing, and possible audit.

2. January 1, 1976 through June 30, 1976--80 percent time finalizing relocation claims, bookkeeping, claim processing, preparation for closeout.

3. July 1, 1976 through December 31, 1976--75 percent time for bookkeeping, claim processing and for months of November and December, 100 percent time for closeout audit.

4. January 1, 1977 through April 30, 1977--100 percent time for closeout audit, closing books, Note Sale, final processing of all claims.

Administrative Secretary

1. May 1975 through December 31, 1975--100 percent time required for clerical duties, processing disposal contracts/deeds and other documents, acting as secretary for the Parking Advisory, Redevelopment, Historic Preservation, Architectural Review Committees and Local Public Agency.

2. January 1, 1976 through June 30, 1976--100 percent time required for duties outlined in (1) above.

3. July 1, 1976 through December 31, 1976--50 percent time required, depending on committee activities and transfer of responsibility.

Staff Goods
Page 6
May 12, 1975

2. January 2, 1976 through June 30, 1976--50-60 percent time for supervision of remaining 312 loans, coordination with Engineering Department and property owners during Mall, Phase II construction, assist director with remaining land sales and negotiations with developers, and miscellaneous project activities.

3. July 1, 1976 through December 31, 1976--25 percent time, if any, to the 5 loans only.

4. January 1, 1977 through April 30, 1977--service no longer required.

Relocation Administrative Assistant and Bookkeeper

1. May 1975 through December 31, 1975--100 percent time required for supervising remaining relocation, final processing of all relocation claims, bookkeeping and claim processing, and financial audit.

2. January 1, 1976 through June 30, 1976--50 percent time final claim relocation claims, bookkeeping, claim processing, preparation for closeout.

3. July 1, 1976 through December 31, 1976--75 percent time for bookkeeping, claim processing and for months of November and December, 100 percent time for closeout audit.

4. January 1, 1977 through April 30, 1977--100 percent time for closeout audit, claims, books, Note Sale, final processing of all claims.

Administrative Secretary

1. May 1975 through December 31, 1975--100 percent time required for clerical duties, processing disposal contracts/deeds and other documents, acting as secretary for the Parking Advisory, Redevelopment, Historic Preservation, Architectural Review Committees and Local Public Agency.

2. January 1, 1976 through June 30, 1976--100 percent time required for duties outlined in (1) above.

3. July 1, 1976 through December 31, 1976--50 percent time required, depending on committee activities and transfer of responsibility.

4. January 1, 1977 through April 30, 1977--no longer required, can be transferred to another department.

Property Management Officer

1. May 1975 through December 31, 1975--100 percent time supervising properties, preparation for disposal, general maintenance, rent collection, sale of salvage.

    a. Possible to cut position as early as October.

2. January 1, 1976 through June 30, 1976--no longer required.

I would like to review this with you at your convenience.

jg

LAST CHANCE PROJECT

Amendatory #4

. . . Table of Contents . . .

Code	R-201	Application for Loan and Grant	1
	R-202	Labor Standards	9
	R-211	Community Requirements Data	10
	R-212	Project Area Report	11
	R-214	Report on Planning Proposals	12
	R-215	Report on Minority Group Consideration	13
	R-216	Community Organization Data	14
	R-217	Report on Citizen Participation	15
	R-221	Rehabilitation Data	16
	R-222	Land Acquisition Report	17
	R-223	Relocation Report	18
	R-224	Project Improvements Report	22
	R-225	Land Disposal Report	23
	R-226	Cost Estimate and Financing Report	24
	R-231	Legal Data	49
	R-301	Urban Renewal Plan	55
	R-302	Resolution of Governing Body Approving Urban Renewal Plan and Feasibility of Relocation	56
	R-303	Resolution of LPA	56
	R-305	Co-operative Agreements	56
	R-307	Publication of Notice of Public Hearing	56
	R-308	Public Hearing Minutes	56
	R-312	Certificate of Local Public Agency	57

LAST CHANCE PROJECT

Appendicies A

Table of Contents . . .

Code R-101 Organization of Lands and Goals 1

R-102 Lake Izaukee 4

R-211 Community Requirements Study 10

R-212 Project Area Report 11

R-214 Report on Planning Proposals 12

R-215 Report on Minority Group Consideration 13

R-216 Community Organization Data 16

R-217 Report on Citizen Participation 18

R-219 Relocation Data 19

R-221 Land Acquisition Report 17

R-222 Relocation Report 18

R-224 Project Improvements Report 20

R-223 Land Disposal Report 22

R-226 Cost Estimate and Financing Report 24

R-227 Legal Data 24

R-301 Urban Renewal Plan 25

R-302 Evaluation of Governing Body Adoption Upon Renewal Plan and Availability of Relocation 26

R-303 Resolution of Life 26

R-305 Co-operative Agreements 26

R-307 Publication of Notice of Public Hearing 26

R-308 Public Hearing Minutes 26

R-313 Certificate of Legal Public Improvements 26

Code R-201

Application for Loan and Grant

Form Approved
Budget Bureau No. 63-R0610

HUD-612
(12-67)

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

APPLICATION FOR LOAN AND GRANT

PROJECT LOCALITY: Helena, Montana

PROJECT NAME: Last Chance

PROJECT NUMBER: Mont. R-3

DATE RECEIVED *(To be filled in by HUD)*

INSTRUCTIONS: Prepare original and required copies for HUD. Place original in Binder No. 1, copies in remaining Binders.

A. CORPORATE NAME OF APPLICANT

City of Helena, Montana

B. TYPE OF APPLICATION

[XX] Temporary Loan and/or Capital Grant, for project execution [Complete all blocks]
[ ] Temporary Loan, for early land acquisition [Leave Blocks D and E Blank]

C. SUBMISSION

[ ] Initial application
[XX] Revision of previously approved application dated March 22, 19 74, for purpose of:

- [ ] Change in project area boundaries
- [ ] Revision in Temporary Loan
- [XX] Revision in Project Capital Grant
- [XX] Revision in Relocation Grant
- [XX] Revision in Rehabilitation Grant
- [XX] Other *(Explain)* Extension of time

D. REPAYMENT OF ADVANCES

Upon undertaking this project, the Applicant will repay, with interest, Title I advances in the sums indicated and in accordance with the contract shown below:

ADVANCE CONTRACT NUMBER	AMOUNT OF CONTRACT	AMOUNT ADVANCED UNDER CONTRACT
R-2 GNRP	$ 100,482	$ 100,482
R-3 Project Survey & Planning	$ 205,543	$ 241,082
	$	$

E. EXISTING FEDERAL AUTHORIZATIONS

Estimated survey and planning costs for this project, in accordance with the most recent approved Survey and Planning Budget No. ____, approved on _____, 19____: $ _____

F. TYPE AND AMOUNT OF FUNDS BEING APPLIED FOR

TYPE *(Check applicable items)*	TOTAL AMOUNT	COMPLETE ONLY IF REVISION: AMOUNT OF CHANGE (+) or (−)
[X] TEMPORARY LOAN	$14,849,773	( ) $ -0-
[X] PROJECT CAPITAL GRANT [ ] 2/3 Basis 3/4 Basis: [ ] Limited project costs [XX] Municipality with population of 50,000 or less [ ] In Redevelopment Area, municipality with population of more than 50,000	$ 10,920,872	(+) $ 737,437
[X] RELOCATION GRANT	$ 2,230,000	(−) $ 727,637
[X] REHABILITATION GRANT	$ 7,000	(−) $ 9,800

G. PROGRAM [X] Title I of the Housing Act of 1949, as amended to date [ ] Title I of the Housing Act of 1949, as amended prior to the Housing Act of 1954

Previous edition may be used. *(Over)*

H. CATEGORY OF PROJECT ELIGIBILITY

Enter Roman number designation as checked on Form HUD-6120, *Summary of Project Data:* I

If project is under "disaster area" provisions of Section III of Title I, check here: ☐

I. APPLICATION

The Applicant hereby applies to the United States of America for the financial assistance indicated in Block F above, under the provisions of Title I as identified in Block G above, to aid in financing the project described in this application.

J. SUPPORTING DOCUMENTATION

The documentation submitted in support of this application shall be considered part of this application.

K. ESTIMATED COMPLETION DATE OF PROJECT EXECUTION STAGE: December 31, 19 76 [1]

(Complete the following estimated time schedule of major steps in executing the project)

PROJECT ACTIVITY	NUMBER OF MONTHS		
	TOTAL FOR ACTIVITY (a)	FROM CONTRACT EXECUTION TO	
		START OF ACTIVITY (b)	COM. OF ACTIVITY (c)
1. Rehabilitation to meet project completion requirements	64 months	May, 1971	August, 1976
2. Land acquisition	54 months	May, 1970	October, 1975
3. Relocation of site occupants	54 months	May, 1970	October, 1975
4. Demolition and site clearance	68 months	Sept, 1970	April, 1976
5. Site preparation, including installation of project improvements	67 months	June, 1971	December, 1976
6. Disposition of land in project area	56 months	Sept., 1971	April, 1976
7. Financial settlement and project completion *(After completion of above activities)*	4 months	Sept., 1976	December, 1976

L. PROJECT AREA BOUNDARIES [2]

The project area herein described is the identical area covered by the Urban Renewal or Redevelopment Plan as approved by the governing body of the Local Public Agency on July 10, 19 72.

(Describe boundaries of project as set forth in each Plan and attach to this application)

M. EXECUTION

IN WITNESS WHEREOF, the applicant has caused this application to be executed in its name, and its seal to be hereunto fixed and attested, this 13th day of May, 19 75.

[SEAL]

City of Helena Mont.
Corporate Name of Applicant

By [signature]
Signature

Executive Director U.R. Dept.
Title

38 S. East Chance Gulch
Address

Helena Mont.
City, State, and ZIP Code

[1] For an Application for Early Land Acquisition Loan, enter estimated effective date of the Contract for Loan and Grant for project execution activities. Complete Lines 2, 3, and 4, and leave Lines 1, 5, 6, and 7 blank.

[2] For an Application for Early Land Acquisition Loan, delete the phrase "covered by the Urban Renewal or Redevelopment Plan as approved" and insert "described in the Resolution adopted".

PERIMETER DESCRIPTION

HELENA URBAN RENEWAL PROGRAM

LAST CHANCE PROJECT

AREA NO. 1 - MONTANA R-3

The following description is based on the Arthur C. Rader Survey - 1971. (Bearings of all lines referred to are on the U. S. Coast and Geodetic Survey grid system - Montana South Zone).

The project area, all in the Helena Townsite, also known as "Old Townsite", is in general bounded on the North by Sixth Avenue and Clark Street, on the West by Benton Avenue, the alley through Block 61 and a portion of Block 61, Chatham Street, Harrison Avenue and the westerly townsite line, on the South by the easterly line of Block 2 and Acropolis Street, on the East by Congress Street, Pine Street and Warren Street, more particularly described as follows:

Beginning at a point in the south-east corner of Block 402, thence westerly along the south property line of Block 402, a distance of 201.5 feet, more or less, to a point in the south-west corner of Block 402, thence westerly across Benton Avenue a distance of 62.5 feet, more or less, to a point on the south-east corner of Block 395, thence southerly across Clark Street a distance of 51.0 feet, to a point in the north--east corner of Block 52, thence south-westerly along the east line of Block 52 a distance of 480.00 feet, more or less, to a point in the south-east corner of Block 52, thence south-westerly across Edwards Street a distance of 48.00 feet to a point in the north - east corner of Block 60, thence south-westerly along the east line of Block 60 a distance of 351.0 feet, more or less, to a point in the south-east corner of Block 60, thence westerly along the south line of Block 60 to a point situated

on the east alley line and the north R/W line of Adams Street in Block 60, thence S9° 11' 38"W across Adams Street a distance of 57.908 feet to a point on the east alley line and the south R/W line of Adams Street in Block 61, thence S11° 18' 27"W a distance of 336.726 feet to a point on the east alley line in Block 61, thence N80° 35' 00"W across the alley a distance of 15.00 feet to a point on the west alley line in Block 61, thence N80° 35' 00"W a distance of 100 feet, more or less, to an iron pin on the east R/W line of Jefferson Street on Block 61, thence S11° 18' 26"W, a distance of 84.00 feet to an iron pin on the east R/W line of Jefferson Street in Block 61, thence N83° 28' 13"W a distance of 70 feet, more or less, across Jefferson Street to a point in the south-east corner of Block 62, thence N79° 06' 04"W a distance of 200.00 feet to an iron pin in the south-west corner of Block 62, thence N80° 16' 44"W a distance of 70.00 feet across Howie Street to an iron pin in the south-east corner of Block 63, thence N79° 47' 18"W, a distance of 199.671 feet to an iron pin in the south-west corner of Block 63, thence S10° 46' 13"W a distance of 70.00 feet across Chatham Street to an iron pin in the north-west corner of Block 72, thence S10° 46' 15"W a distance of 419.389 feet to an iron pin in the south-west corner of Block 72, thence S10° 46' 15"W a distance of 70.00 feet across Donaldson Street to an iron pin in the north-west corner of Block 75, thence S10° 46' 15"W a distance of 420.00 feet to an iron pin in the south-west corner of Block 75, thence S10° 46' 15"W a distance of 70.00 feet across Taylor Street to an iron pin located at the intersection of the south R/W line of Taylor Street and the east R/W line of Harrison Avenue extended, thence N79° 55' 17"W a distance of 58.332 feet to an iron pin on the Townsite line in the north-west corner of Block 1, thence S3° 06' 08"E a distance of 236.892 feet to an iron pin on said Townsite line, thence S39° 34' 54"W a distance of 109.015 feet to an iron pin on the west line of Block 1, thence S50° 28' 41"E a distance of 150.008 feet to an iron pin on the east R/W line of West Main Street in Block 2, thence S39° 31' 19"W a distance of 283.092 feet

to an iron pin in the south-west corner of Block 2, thence S50° 28' 41"E a distance of 98.00 feet to an iron pin in the south-east corner of Block 2, thence N46° 41' 45"E a distance of 329.489 feet to an iron pin on the East R/W line of Block 2, thence S87° 38' 41"E, a distance of 218.299 feet to a point on the south R/W line of Acropolis Street in Block 78, thence N41° 28' 19"E a distance of 12.210 feet to a point on the south R/W line of Acropolis Street in Block 70, thence N87° 38' 41"E a distance of 742.00 feet to an iron pin on the west R/W line of Sparta Street in the north-east corner of Block 78, thence N3° 38' 18"E a distance of 103.140 feet to an iron pin on the east R/W line of Congress Street in the south-west corner of Block 3, thence N35° 05' 37"E a distance of 300.00 feet to an iron pin on the east R/W line of Congress Street in the north-west corner of Block 3, thence S54° 53' 12"E a distance of 199.837 feet to an iron pin on the south R/W line of Pine Street in Block 3, thence N27° 27' 35"E a distance of 48.393 feet across Pine Street to an iron pin in the south-west corner of Block 9, thence N27° 27' 35"E a distance of 175.244 feet to an iron pin in the north-west corner of Block 9, thence N26° 39' 43"E a distance of 39.947 feet across Cutler Street to an iron pin in the south-west corner of Block 17, thence N32° 01' 32"E a distance of 198.944 feet to an iron pin in the north-west corner of Block 17, thence N29° 46' 39"E a distance of 45.817 feet across State Street to an iron pin in the south-west corner of Block 23, thence N35° 22' 33"E a distance of 70.565 feet to an iron pin in the north-west corner of Block 23, thence N21° 07' 43"E a distance of 33.859 feet across Miller Street to an iron pin in the south-west corner of Block 31, thence N26° 35' 47"E a distance of 396.082 feet to an iron pin on the east R/W line of Warren Street, thence N32° 15' 03"E a distance of 365.848 feet on said R/W line to a point in the north-west corner of Block 31, thence N31° 00' 15"E a distance of 70.103 feet across Broadway Street to a point in the south-west corner of Block 34, thence N31° 40' 35"E a distance of 218.942 feet to a point in the north-west corner of Block 34, thence N31° 40' 36"E a distance of 64.720 feet across

to an iron pin in the south-west corner of Block 1, thence N50° 22' 41"E a distance of 98.06 feet to an iron pin in the south-west corner of Block 4, thence N46° 41' 45"E a distance of 329.489 feet to an iron pin on the East R/W line of Block 7, thence N87° 34' 44"E, a distance of 218.399 feet to a point on the South R/W line of Acropolis Street in Block 78, thence N62° 28' 19"E a distance of 12.210 feet to a point on the South R/W line of Acropolis Street in Block 70, thence N62° 38' 41"E a distance of 742.00 feet to an iron pin on the West R/W line of Sparta Street in the north-west corner of Block 74, thence N3° 42' 18"E a distance of 105.160 feet to an iron pin on the East R/W line of Congress Street in the south-west corner of Block 9, thence N35° 03' 37"E a distance of 300.00 feet to an iron pin on the East R/W line of Congress Street in the north-west corner of Block 3, thence N14° 51' 17"E a distance of 199.21 feet to an iron pin on the South R/W line of Pine Street in Block 3, thence N37° 27' 35"E a distance of 46.393 feet across Pine Street to an iron pin in the south-west corner of Block 9, thence N37° 37' 35"E a distance of 171.744 feet to an iron pin in the north-west corner of Block 9, thence N10° 38' 43"E a distance of 38.047 feet across Cutler Street to an iron pin in the south-west corner of Block 17, thence N37° 01' 32"E a distance of 198.044 feet to an iron pin in the north-west corner of Block 17, thence N38° 45' 39"E a distance of 43.817 feet across Gate Street to an iron pin in the south-west corner of Block 23, thence N33° 22' 35"E a distance of 70.545 feet to an iron pin in the north-west corner of Block 23, thence N21° 01' 43"E a distance of 33.659 feet across Miller Street to an iron pin in the south-west corner of Block 31, thence N14° 35' 47"E a distance of 390.082 feet to an iron pin on the East R/W line of Warren Street, thence N37° 19' 03"E a distance of 355.848 feet on said R/W line to a point in the north-west corner of Block 31, thence N31° 00' 15"E a distance of 70.[illegible] feet across Brandywine Street to a point in the south-west corner of Block 34, thence N21° 40' 35"E a distance of 218.[illegible] feet to a point in the north-west corner of Block 34, thence N21° 40' 35"E a distance of 64.720 feet across

Breckenridge Street to a point in the south-west corner of Block 39, thence N31° 38' 19"E a distance of 216.302 feet to a point in the north-west corner of Block 39, thence N30° 15' 26"E a distance of 50.883 feet across Fifth Avenue to a point in the south-west corner of Block 43, thence N30° 13' 47"E a distance of 213.776 feet to a point in the north-west corner of Block 43, thence N35° 25' 04"E a distance of 51.866 feet across Sixth Avenue to a point in the south-west corner of Block 47, thence N56° 54' 30"W a distance of 47.509 feet across Warren Street to a point in the south-east corner of Block 46, thence N58° 06' 49"W a distance of 295.023 feet to a point in the south-west corner of Block 46, thence N53° 26' 37"W a distance of 38.718 feet across Allen Street to a point in the south-east corner of Block 418, thence N68° 48' 27"W a distance of 108.129 feet to a point in the south-west corner of Block 418, thence N77° 38' 05"W a distance of 51.662 feet across Jackson Street to a point in the south-east corner of Block 37, thence N59° 46' 32"W a distance of 118.096 feet toa point in the southwest corner of Block 37, thence N58° 23' 02"W a distance of 70.090 feet across Last Chance Gulch to a point in the south-east corner of Block 411, thence N45° 53' 09"W a distance of 119.785 feet to a point in the south-west corner of Block 411, thence N48° 53' 56"W a distance of 66.989 feet across Fuller Avenue to a point in the south-east corner of Block 405, thence N7° 17' 55"E a distance of 147.858 feet to a point on the west R/W line of Fuller Avenue in Block 405, thence N82° 46' 39"W a distance of 70.00 feet to a point in the alley in Block 405, thence N6° 00' 56"E a distance of 30.00 feet to a point in said alley, thence N83° 25' 37"W a distance of 41.504 feet to a point set in the parking alley of said Block 405, thence N6° 58' 55"E a distance of 8.969 feet to a point set in said alley in Block 405, thence N32° 49' 39"W a distance of 26.775 feet to a point set in said alley, thence N8° 39' 24"W a distance of 23.796 feet to a point set in said alley in Block 405, thence N87° 58' 56"W a distance of 112.00 feet to a point on the west line of

Block 405, thence N88° 32' 03"W a distance of 61.200 feet across Park Avenue to a point on the east line of Block 402, thence southerly along the east line of Block 402 a distance of 211.5 feet, more or less, to the point of beginning, said area containing 89.8 acres, more or less.

Code R-202

Labor Standards

Labor Standards provisions have been determined and remain in effect for this project. Refer to U. S. Department of Labor Wage-Rate Decision for Western Montana Counties: No. AM2,523.

Community Requirements Data

The latest Workable Program submission shows that general plan requirements have been met; hence, no further documentation is being provided here for the purposes of this Amendatory Application. No significant amendments or changes have been made.

Code R-212

Project Area Report

a. No revision of boundaries is involved in this Amendatory Application.

b. Maps of project area and immediately surrounding area referenced under Code-212 in the 1972 Amendatory Application still apply.

c. Project area data supplied under Code-212 in the 1972 Amendatory Application still apply.

d. This is a Category I project; no further evidence supporting eligibility is required.

e. This project does not qualify as a Category VII or VIII project; no comment required.

f. Statement of explanation concerning Workable Program not required:

   1) Requirements have been satisfied previously,

   2) Pertinent proposals in the Workable Program have not undergone major change, and

   3) Project boundaries and proposals do not deviate from those initiated previously.

g. Statement explaining the criteria used and the supporting documentation relative to historic or architectural value supplied under Code-212 in the 1972 Amendatory Application still apply.

a. The statement of planning rationale for this project and its relationship to other local plans and objectives supplied under Code-214 in the 1972 Amendatory Application still applies.

b. The justification for any clearance and redevelopment of historically or architecturally significant buildings and for any other activity causing a deleterious effect supplied under Code-214 in the 1972 Amendatory Application still applies.

c. The justification for the acquisition of basically sound properties supplied under Code-214 in the 1972 Amendatory Application still applies.

d. Reuse of the project area will not be predominately residential. No statement of explanation required.

e. Statement of basis for determining that Plan objectives cannot be achieved through rehabilitation supplied under Code-214 in the 1972 Amendatory Application still applies.

Code R-215

Report on Minority Group Consideration

a. Statement explaining how the project will contribute to a reduction in the concentration of minority group families supplied under Code 215 in the 1972 Amendatory Application still applies.

b. Not applicable.

c. The description of proposals concerning the availability of standard housing to minority group families supplied under Code 215 in the 1972 Amendatory Application still applies.

d. The description of consultation with representative minority group leadership supplied under Code 215 in the 1972 Amendatory Application still applies.

Community Organization Data

a. The description of social survey activities completed previously supplied under Code 216 in the 1972 Amendatory Application still applies.

b. Since all family relocations involved in the project are complete now, the need for extensive systematic referral mechanisms is no longer required. However, the referral systems described under Code 216 in the 1972 Amendatory Application are still in effect with the exception of the Model City Social Services Co-ordinator. The Citizens Advisory Council (CAC) Social Services Committee has replaced the previously referenced Model City HEW Committee.

Report on Citizen Participation

The statement on citizen participation supplied under Code 217 in the 1972 Amendatory Application still generally applies. However, the referenced Model City Neighborhood Councils have subsequently been replaced by the Citizens Advisory Council (CAC), which group carries on the advisory role to the project and to the City Commission.

Rehabilitation Data

a. The specific evidence of the required rehabilitation factors supplied under Code 221 in the 1972 Amendatory Application still applies.

b. The rehabilitation report supplied under Code 221 in the 1972 Amendatory Application still applies.

Land Acquisition Report

a. The property map referenced under Code 222 in the 1972 Amendatory Application still applies.

b. The tabulation of property to be acquired under Code 222 in the 1972 Amendatory Application still applies.

c. Public ownership considerations do not apply.

d. Non-acquisition properties suffering consequential damages does not apply.

e. Property owned by members of governing bodies or their officers does not apply.

Relocation Report

a. Very little relocation activity remains in the project now. Nevertheless, the relocation program provided in the S-1, 1972 Amendatory for Relocation is still in effect with the exception that Urban Renewal Agency staff assigned specifically to the relocation workload has been reduced to one person, the Relocation Officer. The reduced workload does not require more staff.

b. Form HUD-6122 has been replaced by the Uniform Relocation Act Handbook 1371.1, Chapter 3, Appendices #2 and #3. Estimated housing requirement and resources for displaced families and supporting statements are provided on these new forms as attached to this Code. The figures represent the remaining workload the project may face should a few marginal rehabs prove infeasible.

c. New and existing low-rent public housing has, in the past, been used as a relocation resource, but there is no further need of additional use. See the S-1, 1972 Amendatory for Relocation for LHA co-ordination.

d. The Informational Statements for issuance to families, individuals, and business concerns described in the S-1, 1972 Amendatory for Relocation still apply. The statements are updated as new regulations modify certain statements.

HOUSING REQUIREMENTS OF DISPLACED FAMILIES AND INDIVIDUALS	DISPLACEMENT PERIOD: 20 months From 5-1-75 (month/year) to 12-31-76 (month/year)	LOCALITY: Helena, Montana LOCAL AGENCY: City of Helena PROJECT NAME AND NUMBER: Last Chance Montana R-3

A. NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

	White, Nonminority		Negro/ Black		American Indian		Spanish-American		Oriental		Other Minority		Total	
	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant
Families Elderly	1	0	0	0	0	0	0	0	0	0	0	0	1	0
Other	1	0	0	0	0	0	0	0	0	0	0	0	1	0
Individuals Elderly	0	8	0	0	0	0	0	0	0	0	0	0	0	8
Handicapped	0	4	0	0	0	0	0	0	0	0	0	0	0	4
Other	0	7	0	0	0	0	0	0	0	0	0	0	0	7

B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

Submit separate table for each group classification identified in Block A. Check applicable box for group classification covered in each table. Show size and bedroom requirements, by income, of individuals and families to be displaced.

/_/ American Indian /_/ Negro/Black /_/ Oriental /_/ Spanish-American /X/ White, Nonminority /_/ Other _____

Annual Income	Individuals			Families															
				By Family Size (No. of persons)									By Bedrooms Required						
	Nonhouse-keeping	Housekeeping 0-BR	Housekeeping 1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under $1000																			
$ 1000 - 1999																			
2000 - 2999	3		2																
3000 - 3999	4																		
4000 - 4999	4																		
5000 - 5999	3		1																
6000 - 6999	2																		
7000 - 7999				1								1		1					1
8000 - 9999																			
10000 -14999				1								1		1					1
15000 -24999																			
25000 & Over																			
Totals	16		3	2								2							2

[form continued on next page]

C. FAMILIES AND INDIVIDUALS APPARENTLY ELIGIBLE FOR SUBSIDIZED HOUSING

Complete the following table to show number of families and individuals apparently eligible for low-rent public housing. Complete similar tables for each other subsidized program, e.g., Section 235 and Section 236.

Annual Income	Individuals			Families															
				By Family Size (No. of persons)									By Bedrooms Required						
	Nonhouse-keeping	Housekeeping																	
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under $1000																			
$ 1000 - 1999																			
2000 - 2999	3																		
3000 - 3999	1																		
4000 - 4999																			
5000 - 5999																			
6000 - 6999																			
7000 - 7999																			
8000 - 9999																			
10000 & Over																			
Totals	4																		

APPENDIX 3. GUIDEFORM: ESTIMATED CONCURRENT DISPLACEMENT

ESTIMATED CONCURRENT DISPLACEMENT	LOCALITY Helena, Montana
DISPLACEMENT PERIOD: 20 months From 5-1-75 (month/year) to 12-31-76 (month/year)	LOCAL AGENCY City of Helena PROJECT NAME AND NUMBER Last Chance - Montana R-3

A. ANTICIPATED DISPLACEMENT (Number of Families and Individuals)

Type of Governmental Action	White, Nonminority		Negro/ Black		American Indian		Spanish-American		Oriental		Other Minority		Total	
	F	I	F	I	F	I	F	I	F	I	F	I	F	I
HUD-assisted Projects														
Local Code Enforcement														
Highway Construction														
Other (identify)														
Total														

B. ESTIMATED HOUSING NEEDS (Number of Families and Individuals)

Instructions: To the extent that information is available, indicate the estimated housing needs of families and individuals covered in Block A.

Income Range	Families							Individuals		
	Number of Bedrooms							Type of Unit		
	0	1	2	3	4	5 or more	Total	Nonhousekeeping	Housekeeping 0-BR	Housekeeping 1-BR
Low-Income Rental										
Sales										
Moderate-Income Rental										
Sales										
Above Moderate-Income Rental										
Sales										

CONCURRENT DISPLACEMENT

1. HUD assisted projects--none anticipated other than Urban Renewal during the next twenty months.

2. Local Code Enforcement--there will be some, but not drastic enough to strain the housing situation.

3. State Highway--none planned in Helena area for this period.

a. The proposed solutions to any special preparation, protection or development problems supplied under Code 224 in the 1972 Amendatory Application still apply.

b. Information relating to local design standards referenced under Code 224 in the 1972 Amendatory Application still applies.

Land Disposal Report

a. The tabulation of land disposal estimates supplied under Code 225 in the 1972 Amendatory Application still applies.

b. The preliminary plat showing tentative disposal parcels referenced under Code 225 in the 1972 Amendatory Application still applies.

c. The statement regarding initial parcels supplied under Code 225 in the 1972 Amendatory Application still applies.

d. The statement concerning executed contracts for critical parcels under Code 225 in the 1972 Amendatory Application still spplies.

e. The statement concerning secondary disposal under Code 225 in the 1972 Amendatory Application still applies.

Code R-226

Cost Estimate and Financing Report

a. Form HUD-6200 is attached to this Code.

b. Narrative Statements in Support of Estimates:

(1) Supporting Schedule 2 - Not applicable.

(2) Supporting Schedule 3 - Project or Site Improvements.

The 1972 Amendatory Application provides the required supporting documentation for the three activities under Code 226 as a part of detail attached to HUD-6121 there.

The cost estimates under column (c) and (e) on HUD-6200 in this Application now represent actual costs for the three projects since they have been completed.

(3) Supporting Schedule 4 - Supporting Facilities

The narrative in support of the Neighborhood Facility and Public Parking supplied under Code 226 in the 1972 Amendatory Application still applies.

An additional supporting facility has been entered for credit in this Application. This is the Lewis and Clark Library which is eligible as a community-wide facility, Type I - central library.

The voters of Lewis and Clark County supported a general obligation bond issue on November 5, 1974, to construct a new central library which will service Helena and all of Lewis and Clark County.

The amount authorized for this purpose is $1,870,000. This is also the amount the library project architects estimate will be required to construct and equip the building. Construction will begin June 1, 1975.

The new central library will be located in the Urban Renewal Project Area, on the corner of Wong Street and Park Avenue.

This is in the governmental cultural complex planned for the project, just across the Mall from the Neighborhood Center. See map attached to this Code for location of the Library.

(4) Supporting Schedule 5 - Other

The narrative in support of Public Housing under Section 107 (b) supplied under Code 226 in the 1972 Amendatory Application still applies.

(5) Supporting Schedule 6 - Not applicable.

c. The narrative statement in support of estimates of proceeds from project land supplied under Code 226 in the 1972 Amendatory Application still applies.

d. The data in support of sharing of net project cost supplied under Code 226 in the 1972 Amendatory Application still apply.

e. Form HUD-6220 is attached to this Code.

f. Form HUD-6121 is attached to this Code. Narratives required by the Form follow. The number references key to HUD-6220 line numbers.

(1) S & P Expenditures - No narrative required.

(2/3) Administrative Costs/Legal Services - No change for these lines since the Latest Approved Budget (No. 10). Narrative explanation supplied under Code 226 in the 1972 Amendatory Application as updated by the most recent Annual Administrative Staff Expense Budget stil applies.

(4) Survey and Planning - No change for this line since the Latest Approved Budget (No. 10). Narrative explanation supplied under Code 226 in the 1972 Amendatory Application still applies.

(5) Acquisition Expenses - This line has been reduced by $26,000 from the Latest Approved Budget (No. 10) due to less real estate being purchased than originally estimated. See Item 16 below.

(continued)

This is the governmental cultural complex planned for the project, just across the Bell from the Maritime Museum Center. See map attached to this Code for location of the Library.

(4) Supporting Schedule 4 - Other

The narrative in support of Public Housing under Section 107 (b) supplied under Code 216 in the 1972 Mandatory Application will apply.

(5) Supporting Schedule 5 - Not applicable.

c. The narrative attached in support of estimates of proceeds from project land acquired under Code 228 in the 1972 Mandatory Application will apply.

d. The data in support of sharing of net project land acquired under Code 229 in the 1972 Mandatory Application will apply.

e. Form HUD-6220 is attached to this Code.

f. Form HUD-6121 is affixed to this Code. Narrative required by the form follows. The budget referenced was in HUD-6120 line numbers.

(1) E & P Expenditures - No narrative required.

(2) Administrative Congressional Services - No change for these items since the latest Approved Budget (No. 10). Narrative explanation supplied under Code 229 in the 1972 Mandatory Application as updated by the most recent Annual Administrative Staff Expense Budget will apply.

(3) Survey and Planning - No change for this item since the latest Approved Budget (No. 10). Narrative explanation supplied under Code 229 in the 1972 Mandatory Application will apply.

(4) Acquisition Expenses - This line has been reduced by $10,000 from the latest Approved Budget (No. 10) due to less real estate being purchased than originally estimated. See item 16 below.

(6a) Temporary Operation of Acquired Property - No change for this line since the Latest Approved Budget (No. 10).

(7) Relocation and Community Organization, Excluding Relocation Payments - No change for this line since the Latest Approved Budget (No. 10). Narrative explanation supplied under Code 226 in the 1972 Amendatory Application still applies.

(8) Site Clearance - This line has been increased by $62,000 over the Latest Approved Budget (No. 10). Narrative explanation supplied under Code 226 in the 1972 Amendatory Application generally applies with the exception that demolition costs have increased from 53¢ per square foot to approximately $1.00 per square foot during the past year. Where credits for salvage had been shown in the 1972 Amendatory to be calculated and accounted separately for contract work, the salvage was actually included in the demolition bids without separate calculation.

(9) Project Improvements - This line has been increased by $674,605 over the Latest Approved Budget (No. 10). Project improvements changed from those represented in the Supporting Schedule for Budget No. 10 are as follows:

C. Broadway - Warren to Park - The Total Cost has been reduced by $8,107 to reflect actual costs at closeout. There is no charge to the project for this activity.

E. Jackson Street B - The Total Cost has been increased by $6,000 to reflect actual costs at closeout.

F. Warren Street North - The Total Cost has been reduced by $10,366 to reflect actual costs at closeout. There is no charge to the project for this activity.

G. Park Avenue South - The Total Cost has been increased by $27,557, with $40,000 of the Total becoming a charge to the project. This is due to the fact that only $192,211 in local gas tax funds were available for the project. The southerly 275 feet of the street did not receive any improvement which is now necessary to accomodate adequately the redevelopment (to Housing) of the site just to the east of the street.

(continued) Code Estimates and Planning Reports

(6a) Temporary Detention and Arraigned Prisoners - No change for this line since the latest Approved Budget (No. 10).

(7) Education and Community Orientation, Including Reformation Programs - No change for this line since the Latest Approved Budget (No. 10). Narrative explanation supplied under Code 326 in the 1972 Mandatory Application.

(8) State Clearance - This line has been increased by $82,140 over the Latest Approved Budget (No. 10). Narrative explanation supplied under Code 326 in the 1972 Mandatory Application, especially with the exception that demolition costs have increased from 31c per square foot to approximately $1.00 per square foot during the past year. More details for salvage had been shown in the 1972 Mandatory to be estimated and incorporated separately for contract work, the salvage was actually included in the demolition bid without separate calculation.

(9) Trails, Improvements - This line has been increased by $576,023 over the Latest Approved Budget (No. 10). Project improvements changed from those requested in the Supporting Schedule for Budget No. 10 are as follows:

a. Broadway - Ventura to Park - The total cost has been reduced by $8,107 in relocation actual costs at closeout. There is no change to the project for this activity.

b. Lexington Street E - The total cost has been increased by $5,000 in relocation costs as a result.

c. Warren Street North - The total cost has been reduced by $10,166 in relocation actual costs at closeout. There is no change to the project for this activity.

d. Park Avenue South - The total cost has been increased by $527,577, with $40,000 of the total becoming a charge to the project. This is due to the fact that only $192,311 in total site has been made available for the project. The remaining 875 feet of the street did not receive any improvement which is now necessary to accommodate adequately the redevelopment (to housing) of the site just to the east of the street.

M/N. Mall - Phase I - The Total Cost has been increased by $10,000 to provide for possible modification due to Phase II requirements currently in final stages of design.

O. Mall - Phase II - The Total Cost has been increased by $394,987 to provide sufficient funds for constructing the second phase. This phase had a limited budget to begin with. Experience with Phase I has shown the inflation factors involved since original estimates were made. See letter of explanation from the design architectural firm for the Mall attached to this Code.

R. Architectural and Historical Restoration - The Total Cost has been increased by $150,200 to provide additional grant incentives to redevelopers to invest in the buildings already designated to be restored if at all possible.

Of the $329,800 currently reserved for this purpose in Budget No. 10, only $49,800 are uncommitted at this time. By adding $150,200 to the uncommitted funds, approximately $20,000 can be added to the grant reserve for each of the ten buildings still to be sold. Of course, the $90,000 maximum grant limitation per building for this purpose is still being maintained.

S. Contract Administration, Engineering and Design - The Total Cost has been increased by $73,418 to accomodate the completion of Park Avenue South (Item G) and Phase II of the Mall (Item O).

(10) Disposal, Lease, Retention Costs - The line has been increased by $11,360 over the Latest Approved Budget (No. 10). No narrative required.

(11) Rehabilitation, Excluding Rehabilitation Grants - No change for this line since the Latest Approved Budget (No. 10).

(continued)

Post Wardens and Firemen's Quarters

W/M. Mail - Phase I - The Total Cost has been increased by $10,000 to provide for movable partitions due to Phase II requirements currently in final stages of design.

O. Mail - Phase II - The Total Cost has been increased by $100,987 to provide sufficient funds for constructing the second phase. This phase has a limited budget to begin with. Experience with Phase I has shown our installation factors improved since original estimates were made. New letters of requests from the design architectural firm for the Mail attached to this Code.

P. Air-Conditioning Electrical Distribution - The Total Cost has been increased by $150,000 to provide additional funds required to recondition to invert in the building already designated to be restored if at all possible.

Q. Contract Administration, Engineering and Design - The Total Cost has been increased by $73,400 to accommodate the completion of Park Square North (Item C) and Phase II of the Mail (Item O).

(10) Disposal, Lease, Retention Costs - The Site has been increased by 211,300 over the Recent Approved Budget (No. 10). No narrative required.

(11) Rehabilitation, Exploitation Demonstration Costs - No change for this item since the Latest Approved Budget (No. 10).

(12) Interest - This line has been increased by $565,779 over the Latest Approved Budget (No. 10) to accomodate current budget line deficit and the one additional year for financing. The interest rate for the final note sale is estimated at 6½ percent for twelve months for three million dollars.

(13) Other Income - The income represented on this line has been increased by $134,937 over the Latest Approved Budget (No. 10). This increase is based on cash flow estimates and funds available for investment at an average of 5 percent annual yield.

(16) Real Estate Purchases - This line has been decreased by $416,461 from the Latest Approved Budget (No. 10). Only a couple of questionable rehabs and four other parcels remain to be acquired. With all acquisition costs determined, the unexpended amount in this line is available for reallocation to other lines.

(20) Relocation Payments - This line has been decreased by $727,637 from the Latest Approved Budget (No. 10). Through April 30, 1975, $1,815,100 have been spent on relocation payments. From this date through the end of the project, $414,900 are estimated needs in addition to the amount already spent. See forms from 1371.1, Chapter 3, Appendices 7 and 8 (attached to HUD-6121) for specific justification of remaining expenditures.

(21) Rehabilitation Grants - This line has been decreased by $9,800 from the Latest Approved Budget (No. 10). The number of properties eligible for grants has reduced to two.

(continued) Coal Feslanes and Filmation Grants

(12) Expenses - This item has been increased by $525,772 over the latest Approved Budget (No. 10) to accommodate current budget line deficit and the anticipated year for financing. The interest rate for the final note will be estimated at 6% percent for twelve months for three million dollars.

(13) Other Income - This income requirement on this line has been increased by $116,917 over the latest Approved Budget (No. 10). This increase is based on real film mentions and funds available for investment at an average of 5 percent annually yield.

(14) Real Estate Purchase - This line has been decreased by $416,881 from the latest Approved Budget (No. 10). Only a sample of questionable results and four other parcels remain to be acquired. With all acquisitions made between the increased amount in this line is available for reallocation to other lines.

(15) Relocation Payments - This line has been decreased by $127,811 from the latest Approved Budget (No. 10). Through April 10, 1975, $1,813,100 have been spent on relocation payments. From this date through the end of the project, $414,900 are estimated needs in addition to the amount already spent. See forms 1371.1, Chapter 3, Appendices 7 and 8 (attached to 800-1121) for specific justification of remaining expenditures.

(16) Rehabilitation Grants - This line has been decreased by $5,800 from the latest Approved Budget (No. 10). The number of properties eligible for grants has reduced to two

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

PROJECT COST ESTIMATE AND FINANCING PLAN

PROJECT LOCALITY: Helena, Montana

PROJECT NAME: Last Chance

PROJECT NUMBER: Mont. R-3

INSTRUCTIONS: Submit original and a second signed copy in Binder No. 1, and copies in Binders No. 2, 3, 4, 5, 6, and 7.

SUBMISSION *(Check and complete the description which applies)*

[ ] ACCOMPANIES FINAL PROJECT REPORT

DATED _____, 19____

REVISES PROJECT COST ESTIMATE AND FINANCING PLAN

[ ] SUBMITTED BY LPA ON _____, 19__

[X] ACCEPTED BY HUD ON March 22, 1974

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS

LINE NO.	ITEM	TO BE COMPLETED BY LPA: [ ] INITIAL ESTIMATE OR [X] LATEST ACCEPTED ESTIMATE (a)	TO BE COMPLETED BY LPA: REVISED ESTIMATE (b)	TO BE COMPLETED BY HUD: ESTIMATE ACCEPTED BY HUD (c)
	ITEM 1 OF GROSS PROJECT COST:			
A-1	TOTAL PROJECT EXPENDITURES *(from Form HUD-6220, line 19)*	$ 13,035,336	$ 13,772,773	$
	ITEM 2 OF GROSS PROJECT COST (Noncash Local Grants-in-Aid):			
A-2	Cash value of land donations *(from Supporting Schedule 1)*	377,930	377,930	
A-3	Demolition and removal work *(from Supporting Schedule 2)*	-0-	-0-	
A-4	Project or site improvements *(from Supporting Schedule 3)*	347,510	326,494	
A-5	Public or supporting facilities *(from Supporting Schedule 4)*	1,631,486	2,098,986	
A-6	Other noncash local grants-in-aid *(from Supporting Schedule 5)*	94,226	94,226	
A-7	TOTAL NONCASH LOCAL GRANTS-IN-AID *(sum of lines A-2 through A-6)*	$ 2,451,152	$ 2,897,636	$
A-8	GROSS PROJECT COST (ITEM 1 plus ITEM 2) *(line A-1 plus A-7)*	$ 15,486,448	$ 16,670,409	$
	PROCEEDS FROM PROJECT LAND:			
A-9	Sale price of project land to be sold	$ 1,691,901	$ 1,691,901	$
A-10	Capital value imputed to project land to be leased	-0-	-0-	
A-11	Capital value of project land to be retained by LPA	-0-	-0-	
A-12	TOTAL PROCEEDS FROM PROJECT LAND *(sum of lines A-9, A-10, and A-11)*	$ 1,691,901	$ 1,691,901	$
A-13	NET PROJECT COST *(line A-8 minus A-12)*	$ 13,794,587	$ 14,978,508	$
	SHARING OF NET PROJECT COST:			
A-14	Net Project Cost of this project *(from line A-13)*	$ 13,794,587	$ 14,978,508	$
A-15	Net Project Cost of other projects (if any) pooled with this project *(from Supporting Schedule 6)*	-0-	-0-	
A-16	Aggregate Net Project Costs for this and other projects (if any) in the pool *(line A-14 plus A-15)*	13,794,587	14,978,508	
A-17	Minimum local grants-in-aid required for this and other projects (if any) in the pool	3,448,647	3,744,627	
A-18	*(Less)* Total local grants-in-aid to be provided for other projects (if any) in the pool			
A-19	*(Equals)* Minimum local grants-in-aid required for this project *(line A-17 minus A-18)*	$ 3,448,647	$ 3,744,627	$

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS *(Continued)*

LINE NO.	ITEM	TO BE COMPLETED BY LPA: [ ] INITIAL ESTIMATE OR [XX] LATEST ACCEPTED ESTIMATE (a)	TO BE COMPLETED BY LPA: REVISED ESTIMATE (b)	TO BE COMPLETED BY HUD: ESTIMATE ACCEPTED BY HUD (c)
	SHARING OF NET PROJECT COST: *(Continued)*			
	LOCAL GRANTS-IN-AID, THIS PROJECT:			
A-20	Noncash local grants-in-aid *(from line A-7)*	$ 2,451,152	$ 2,897,636	$
A-21	Cash local grants-in-aid	1,160,000	1,160,000	
A-22	TOTAL LOCAL GRANTS-IN-AID FOR THIS PROJECT *(line A-20 plus A-21) (must be not less than A-19)*	$ 3,611,152	$ 4,057,636	$
A-23	PROJECT CAPITAL GRANT *(line A-14 minus A-22)*	$ 10,183,435	$ 10,920,872	$
A-24	RELOCATION GRANT *(from Form HUD-6220, line 20)*	$ 2,957,637	$ 2,230,000	$
A-25	REHABILITATION GRANT *(from Form HUD-6220, line 21)*	$ 16,800	$ 7,000	$
A-26	TOTAL FEDERAL CAPITAL GRANT *(sum of lines A-23, A-24, and A-25)*	$ 13,157,872	$ 13,157,872	$

SECTION B. SOURCES OF FUNDS FOR PROJECT EXPENDITURES, RELOCATION PAYMENTS, AND REHABILITATION GRANTS

LINE NO.	ITEM		TO BE COMPLETED BY LPA: [ ] INITIAL ESTIMATE OR [X] LATEST ACCEPTED ESTIMATE (a)	TO BE COMPLETED BY LPA: REVISED ESTIMATE (b)	TO BE COMPLETED BY HUD: ESTIMATE ACCEPTED BY HUD (c)
B-1	Total cash requirements for project expenditures, Relocation Payments, and Rehabilitation Grants *(sum of lines A-1, A-24, and A-25)*		$ 16,009,773	$ 16,009,773	$
	Cash local grants-in-aid: SOURCE OF CASH	ACTUAL OR ESTIMATED DATE OF RECEIPT			
B-2	Model City Funds	thru 7/30/73	$ 1,000,000	$ 1,000,000	$
B-3					
B-4					
B-5	Real estate tax credits *(from Form HUD-6220, line 6b)*		160,000	160,000	
B-6	Total cash local grants-in-aid *(sum of lines B-2 through B-5)*		$ 1,160,000	$ 1,160,000	$
B-7	Total funds to be applied to project expenditures, Relocation Payments, and Rehabilitation Grants, from short-term borrowings other than those on line B-9 below		$ -0-	$ -0-	$
B-8	Subtotal *(line B-6 plus B-7)*		$ 1,160,000	$ 1,160,000	$
B-9	PROJECT TEMPORARY LOAN THROUGH DIRECT OR PRIVATE FINANCING UNDER LOAN AND GRANT CONTRACT *(line B-1 minus B-8)*		$ 14,849,773	$ 14,849,773	$

SECTION A. ESTIMATE OF BUDGET AND NET PROJECT COSTS (Continued)

LINE NO.	ITEM	ORIGINAL ESTIMATE OF NET PROJECT COSTS (Estimated)	TOTAL COMPLETED BY [illegible]	TO BE COMPLETED BY [illegible]
	BUILDING, SEC. 3 - 3 MONTH'S EXPENDITURE (Continued)			
	LOCAL CAPACITY-BUILDING PROJECT:			
A-20	Necessary local grants-in-aid (from line 14)	$ [illegible]	$ [illegible]	
A-21	Cash local contribution	$ 1,560,000	$ 1,160,000	
A-22	TOTAL LOCAL CAPACITY-BUILDING PROJECT (Line 4-20 plus 4-21 (cash) to be entered on line 4-22)	$ 5,824,152	$ 4,407,616	
A-23	PROJECT CAPITAL COMMITMENT (Line 4-18 minus 4-22)	$ 30,345,473	$ 10,920,872	
A-24	REFLOCATION GRANTS (Line from 600-6230, line 10)	$ 2,027,427	$ 2,224,000	
A-25	BENEFICIARY-CONTRIBUTION (Line from 600-6230, line 17)	16,800	7,000	
A-26	TOTAL EXTERNAL CAPITAL COSTS (Line 4-23, line 4-24, line 4-25)	$ 32,387,693	$ 13,151,872	

SECTION B. SOURCES OF FUNDS FOR PROJECT EXPENDITURES, RELOCATION PAYMENTS, AND REHABILITATION GRANTS

LINE NO.	ITEM	ORIGINAL ESTIMATE OF NET PROJECT COSTS (Estimated)	TOTAL COMPLETED BY [illegible]	TO BE COMPLETED BY [illegible]
B-1	Total cash requirements for Project expenditures, relocation payments, and rehabilitation grants (Line 4-23, line 4-24, and line 4-25)	$ 16,009,277	$ 13,909,172	
	Less local grants-in-aid:			
	SOURCE OF CASH	ACTUAL OR ESTIMATED DATE OF RECEIPT		
B-2	Model City Funds	Since 7/30/72	$ 1,000,000	$ 1,000,000
B-3				
B-4				
B-5	Total estimate tax credits (Line from 600-6230, line 4A)	150,000	150,000	
B-6	Total cash local contribution (Line B-2 through B-5)	$ 1,160,000	$ 1,160,000	
B-7	Total funds to be applied to project expenditures, relocation payments, and rehabilitation grants (Line B-1 minus line B-6)	$ -0-	$ -0-	
B-8	Maximum (Line B-6 plus B-7)	$ 1,160,000	$ 1,160,000	
B-9	PROJECT TEMPORARY LOAN CREDIT (Line B-1 minus B-8) PERMANENT FINANCING (BONDS & LOAN AND GRANT COMMITMENT (Line B-8 minus B-6)	$ 14,849,277	$ 14,849,277	

SECTION C. SOURCES OF FUNDS FOR REPAYMENT OF PROJECT TEMPORARY LOAN

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
		[ ] INITIAL ESTIMATE OR [x] LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	ESTIMATE ACCEPTED BY HUD (c)
C-1	TOTAL PROCEEDS FROM PROJECT LAND *(from line A-12)*	$ 1,691,901	$1,691,901	$
C-2	Project capital grant *(from line A-23)*	10,183,435	10,920,872	
C-3	Relocation Grant *(from line A-24)*	2,957,637	2,230,000	
C-4	Rehabilitation Grant *(from line A-25)*	16,800	7,000	
C-5	TOTAL *(sum of lines C-1 through C-4) (The sum shown on this line must be equal to amount shown on line B-9, above)*	$14,849,773	$14,849,773	$

Acceptance of the estimates submitted is hereby requested.

May 9, 1975
Date

Signature of Authorized Officer

The City of Helena, Montana
Local Public Agency

Urban Renewal Executive Director
Title

ACCEPTANCE

The estimates are accepted as indicated in the appropriate column.

Date

Signature

Title

SUPPORTING SCHEDULES

SCHEDULE 1. LAND DONATIONS (Land Parcels or Land Interests)

IDENTIFICATION (a)	NAME OF DONOR (b)	ESTIMATED CASH VALUE SUBMITTED BY LPA (c)	TO BE COMPLETED BY HUD: ESTIMATED CASH VALUE ACCEPTED BY HUD (d)
13-1, 16-2, 20-5, 20-9, 20-23, 20-50, 21-4, 22-4, 26-19, 27-28, 27-57, 30-8, 33-7, 42-3, 418-2	City of Helena	$ 377,930	$
CASH VALUE OF LAND DONATIONS *(Enter on line A-2)*		$ 377,930	$

SCHEDULE 2. DEMOLITION AND REMOVAL WORK — NONCASH LOCAL GRANTS-IN-AID
(Include work which has been or will be provided)

IDENTIFICATION OF DEMOLITION OR REMOVAL WORK JOBS (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATED NET COST SUBMITTED BY LPA (c)	TO BE COMPLETED BY HUD: ESTIMATED NET COST ACCEPTED BY HUD (d)
NONE		$	$
TOTAL DEMOLITION AND REMOVAL WORK TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST *(Enter on line A-3)*		$	$

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NONCASH LOCAL GRANTS-IN-AID

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA: TOTAL COST (c)	CHARGE TO PROJECT[1]: % (d)	CHARGE TO PROJECT[1]: AMOUNT ((c) X (d)) (e)	TO BE COMPLETED BY HUD: ESTIMATE ACCEPTED BY HUD: % (f)	ESTIMATE ACCEPTED BY HUD: AMOUNT (g)
Broadway (Item C on HUD 6220 Supporting Sch.)	City of Helena	$ 91,893	100	$ 91,893		$
Warren St. North (Item F on HUD 6220 Supporting Schedule)	City of Helena	42,490	100	42,490		
Park Avenue South (Item G on HUD 6220 Supporting Schedule)	City of Helena	192,211	100	192,211		

[1] If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

SUPPORTING SCHEDULES *(Continued)*

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NONCASH LOCAL GRANTS-IN-AID *(Continued)*

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA: TOTAL COST (c)	CHARGE TO PROJECT[1]: % (d)	CHARGE TO PROJECT[1]: AMOUNT ((c) X (d)) (e)	TO BE COMPLETED BY HUD: ESTIMATE ACCEPTED BY HUD: % (f)	AMOUNT (g)
		$		$		$
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST *(Enter on line A-4)*				$ 326,494		$

SCHEDULE 4. PUBLIC OR SUPPORTING FACILITIES

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA: TOTAL COST (c)	CHARGE TO PROJECT[1]: % (d)	CHARGE TO PROJECT[1]: AMOUNT ((c) X (d)) (e)	TO BE COMPLETED BY HUD: ESTIMATE ACCEPTED BY HUD: % (f)	AMOUNT (g)
Lewis & Clark Library (community-wide facility Type I - central library	Joint City/ County Library Board	$ 1,870,000	25	$ 467,500		$
Neighborhood Center	City of Helena and Lewis & Clark Cor.	275,100	17.86	49,133		
Public Parking - Site 1	City of Helena	132,000	100	108,900*		
" Site 3	"	1,398,000	100	1,153,352*		
" Site 2	"	108,000	100	89,100*		
" Site 5	"	280,000	100	231,001*		
TOTAL SUPPORTING FACILITIES TO BE CHARGED TO PROJECT *(Enter on line A-5)*				$ 2,098,986		$

* Credit value after the amount of the total amount of the special assessment against project acquired land is subtracted.

[1] If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement or facility to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

SUPPORTING SCHEDULES *(Continued)*

SCHEDULE 5. OTHER NONCASH LOCAL GRANTS-IN-AID *(Including Sec. 112 educational institutions or hospitals; Sec. 107(b) low-rent public housing)*

IDENTIFICATION (a)	TO BE COMPLETED BY LPA: NAME OF PROVIDING ENTITY (b)	TO BE COMPLETED BY LPA: ESTIMATE SUBMITTED BY LPA (c)	TO BE COMPLETED BY HUD: ESTIMATE ACCEPTED BY HUD (d)
Public Housing - Section 107 (b)	City of Helena	$ 94,226	$
TOTAL *(Enter on line A-6)*		$ 94,226	$

SCHEDULE 6. NET PROJECT COST OF OTHER PROJECTS POOLED WITH THIS PROJECT *(From latest accepted Form HUD-6200, line A-13, for the following projects:)*

PROJECT NUMBER *(Enter each project number)* (a)	TO BE COMPLETED BY LPA: DATE APPROVED BY HUD (b)	TO BE COMPLETED BY LPA: ESTIMATE SUBMITTED BY LPA (c)	TO BE COMPLETED BY HUD: ESTIMATE ACCEPTED BY HUD (d)
NONE		$	$
TOTAL *(Enter on line A-15)*		$	$

☆U.S. GOVERNMENT PRINTING OFFICE: 1972-784-075/V111-594

 Budget Bureau No. 63-R983 (2-

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

PROJECT EXPENDITURES BUDGET

PROJECT LOCALITY: Helena, Montana
PROJECT NAME: Last Chance
PROJECT NUMBER: Montana R-3
BUDGET NO.: #11

INSTRUCTIONS: Initial Budget: Submit original and 4 copies in Binder No. 1, and copies in remaining Binder submitted to HUD. Revised Budget: If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 4 copies to HUD.

DATES OF BUDGET APPROVALS *(Complete for revision only)*

Budget No. 1, April 29, 19 70 Latest Approved Budget (No. 10), April 4, 19 75

LINE NO.	ACTIVITY CLASSIFICATION[1]	TO BE COMPLETED BY LPA: USE ONLY FOR REVISED BUDGET: LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ OR –) (b)	BUDGET REQUESTED FOR 80 MONTHS (c)	TO BE COMPLETED BY HUD: BUDGET APPROVED FOR ___ MONTHS (d)
1	TOTAL SURVEY AND PLANNING EXPENDITURES (Includes all costs incurred, costs estimated to be incurred, and interest on advances to repayment date) (1401), 1403, 1404)	$ 342,049	$ -0-	$ 342,049	$
	PROJECT EXECUTION EXPENDITURES:				
2	Administrative costs (1410, 1475)	1,014,396	-0-	1,014,396	
3	Legal Services (1415.02 through 1415.05)	51,322	-0-	51,322	
4	Survey and planning (1430)	112,550	-0-	112,550	
5	Acquisition expenses (1440.02 through 1440.06)	115,979	-26,000	89,979	
6a	Temporary operation of acquired property—Profit (–) or Loss (+) (1448)	175,750	-0-	175,750	
6b	Amount included in Line 6a as real estate tax credits (1448.038)	[160,000]	[-0-]	[160,000	[
7	Relocation, excluding Relocation Payments (1443)	24,000	-0-	24,000	
8	Site clearance—Proceeds (–) or Cost (+) (1450)	+1,272,975	+62,000	+1,334,975	
9	Project improvements (1455)	3,880,458	+674,605	4,555,063	
10	Disposal, lease retention costs (1445)	125,391	+11,360	136,751	
11	Rehabilitation, excluding Rehabilitation Grants (1460)	29,793	-0-	29,793	
12	Interest (1420.01, 1420.02)	740,941	+565,779	1,306,720	
13	Other income (–) (1449)	(–) 425,158	134,937	(–) 560,095	(–)

[1] For a project on a three-fourths capital grant basis with limited project costs, enter zero on Lines 1 through 6b.

SUPPORTING SCHEDULE

PROJECT IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES

IDENTIFICATION	TO BE COMPLETED BY LPA			TO BE COMPLETED BY HUD	
	TOTAL COST	CHARGE TO PROJECT			
		%	AMOUNT	%	AMOUNT
	$		$		$
A. Project Improvements Completed as of April 30, 1972.	220,654	100	220,654		
B/P Jackson A and Warren Street South with lighting: under UR contracts 71-05A and 73-18.	477,530	100	477,530		
C. Broadway - Warren to Park	91,893	-0-	-0-		
D. Sixth Avenue East: UR contract 73-6	113,100	100	113,100		
E. Jackson Street B: under UR contracts 73-16, 73-5 and 74-10	257,080	100	257,080		
F. Warren Street North	42,490	-0-	-0-		
G. Park Avenue South	232,211	17.3	40,000		
H. Wall Street: under contract UR 73-4	20,742	100	20,742		
I/J Reeder's Alley and Howie Street	145,000	100	145,000		
K. Benton, Edwards and Clark Streets	121,000	100	121,000		
L. Park Avenue North and Sixth Avenue West	620,000	100	620,000		
M/N Mall--Phase I (Broadway to Project South): under UR contract 70-19	502,810	100	502,810		
O. Mall--Phase II (Broadway to Sixth)	575,806	100	575,806		
Q. Existing Jackson and Grand Streets	31,424	100	31,424		
R. Architectural and Historical Restoration	480,000	100	480,000		
S. Landscaping	124,800	100	124,800		
Contract Administration and Engineering Design	825,117	100	825,117		
TOTAL PROJECT IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST			$ 4,555,063		$

GPO 871-7

HUD-6
(2-

LINE NO.	ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA: USE ONLY FOR REVISED BUDGET: LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or −) (b)	BUDGET REQUESTED FOR 80 MONTHS (c)	TO BE COMPLETED BY HUD: BUDGET APPROVED FOI MONTH (d)
14	Subtotal *(sum of Lines 2 through 13, excluding Line 6b)*	$ 7,118,397	+ $ 152,807	$ 8,271,204	$
15	Contingencies *(for Column (c), not to exceed 15% of Line 14)*	39,589	-0-	39,589	
16	Real estate purchases (1440.01)	5,436,509	- 416,461	5,020,048	
17	Project inspection (1418)	98,792	+ 1,091	99,883	
18	TOTAL PROJECT EXECUTION EXPENDITURES *(sum of Lines 14,15,16, and 17)*	12,693,287	+ 737,437	13,430,724	
19	TOTAL PROJECT EXPENDITURES (ITEM 1 OF GROSS PROJECT COST) *(Line 1 plus 18)*	$13,035,336	+ $ 737,437	$13,772,773	$
20	Relocation Payments 100% reimbursable to LPA (1501)	$ 2,957,637	- $ 727,637	$ 2,230,000	$
21	Rehabilitation Grants 100% reimbursable to LPA (1502)	$ 16,800	$ - 9,800	$ 7,000	$
22		$	$	$	$

Approval of the Project Expenditures Budget in the amounts and for the time period shown in Column (c) is hereby requested.

City of Helena, Montana
Local Public Agency

May 9, 1975
Date

Signature of Authorized Officer

Urban Renewal Executive Director
Title

HUD APPROVAL

The Project Expenditures Budget is hereby approved in the amounts and for the time period shown in Column (d).

The project shall be completed by _____ , 19___ .

Date

Signature

Title

600
3
1800
3
2

30,000 Rs 75
45,000 Rs 76

WORKSHEET FOR COMPUTING NET PAYABLE EXECUTION FEE FOR LINE 17, FORM HUD-6220

INSTRUCTIONS: *Attach completed worksheet to applicable HUD-6220.*

Montana R-3
Urban Renewal Project Identification

A. ADJUSTMENT FOR PLANNING FEES NOTE: If this is a revision to a previous execution budget in which the net payable execution fee was computed on the current basis or if project planning costs are not shared in the Federal grant, go directly to Section B since no adjustments for planning fees are involved in this computation.

(1) Primary planning fee based on current schedule or planning fee paid at prior rates $ 1,932

Supplementary Planning Fees:

Date S&P Approved (2)	Date L&G Applic'n (3)	Number of Months: Elapsed [(3) - (2)] (4)	Less 24 for projects approved for planning on or before 6/30/70; or 14 for projects approved for planning after 6/30/70; or 36 with GNRP (5)	For Suppl. Fee. [(4) - (5)] (6)	Percent (%) Fee of Grant Reservation [(6) X .00025] (7)

(8) Grant reservation immediately prior to L&G application or, if $0, approximate grant to be approved in L&G contract to nearest $100,000 . . . . . $

(9) Total supplementary planning fee [% in (7) X $ in (8)] . . . . . $

(10) Supplementary planning fee already paid . . . . . $

(11) Adjustment for supplementary planning fee [(9) minus (10)] . . . . . + or - $

(12) Total adjustment for planning fees [(1) + (11)] . . . . . + or - $ -1,932

B. COMPUTATION OF GROSS EXECUTION FEE

Determining Base-Cost:

(13) From this HUD-6220, Line 19 minus Line 17 (or sum of 1, 14, 15 & 16) . . . . . $ 13,772,773

(14) Relocation grant (Line 20, this HUD-6220) . . . . . $ 2,230,000

(15) Section 115 Rehabilitation grant (Line 21, this HUD-6220) . . . . . $ 7,000

(16) Total noncash local grants-in-aid (Line A-7, applicable HUD-6200) . . . . . $ 2,897,636

(17) Total base cost for computing gross execution fee [sum of (13) through (16) above] . . $ 18,907,409

(18) Computation Factors and Gross Fee:

Lump Sum Portion: Base Cost (a)	Lump Sum Portion: Part of Fee (b)	Portion from Percent of Remaining Base Cost: Percent (c)	Remaining Base Cost [(17) - (18a)] (d)	Balance of Fee (18c) X (18d) (e)
$ 8.0 million	$80,000	.2 %	$ 10,907,409	$ 21,815

(f) Total gross execution fee [(18b) + 18e)] . . . . . $ 101,815

C. NET EXECUTION FEE

(19) Sum of Lines (12) and (18f) . . . . . $ 99,883

(20) Net execution fee for Line 17C of this HUD-6220 [larger of (19) and (21)] . . . . . $ 99,883

THE FOLLOWING SECTIONS FOR REVISED BUDGETS ONLY If this is an initial project execution budget, strike Sections D and E below; if it is a revised budget, complete the applicable Section and strike the other

D. ADDITIONAL AMOUNT OWED, THIS REVISION

(21) Net paid execution fee, prior budget . . . . . $ 98,792

(22) Net change, this budget [Lines (19) minus (21)] . . . . . + or - $+ 1,091

(23) Additional fee for Line 17B of this HUD-6220 [Line (22) if it is a + amount; $0 if Line (22) is a minus amount] $ + 1,091

E. COMPUTATION OF EXCESS EXECUTION FEE PAID ON PRIOR BASIS Use this Section ONLY if the execution fee already paid was computed on the prior cost basis AND if the amount paid was larger than Line (20).

(24) Fee computed and paid on prior basis (from last previous budget) . . . . . $

(25) Excess net fee to be credited on Line 17B of this HUD-6220 [Lines (20) minus (24)] . . . . . $

Prepared by: _____ (Name) _____ (Title) _____ (Date)

Form Approved
Budget Bureau No. 63-R0922

HUD-6121
(2-69)

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

DATA SUPPORTING PROJECT EXPENDITURES BUDGET

PROJECT LOCALITY: Helena, Montana

PROJECT NAME: Last Chance

PROJECT NUMBER: Montana R-3

INSTRUCTIONS: Prepare copies in accordance with instructions for HUD-6220.

Accompanies Form HUD-6220 dated May 9, 19 75.

HUD-6220 LINE NO.	ACCOUNT NUMBER	EXPLANATION [1]	AMOUNT CHARGEABLE TO BUDGET (a)	LINE TOTAL (b)
1		**SURVEY AND PLANNING EXPENDITURES**		
	1401; 1403; 1404	Total estimated survey and planning costs other than interest	$ 342,049	
	1420.01;	Interest on Federal advances	included above	
	1420.02	Interest on other borrowed funds	none	
		LINE 1 TOTAL		$ 342,049
2		**ADMINISTRATIVE COSTS**		
3		**LEGAL SERVICES**		
		Entries on these lines of Form HUD-6220 shall be supported by a narrative statement explaining the cost estimates and the basis of any proration of the costs to this project.		
4		**SURVEY AND PLANNING**		
		Attach a narrative statement describing the nature of the survey and planning work, including reference to any previous HHFA or HUD approval for such work in the project execution stage.		112,550
5		**ACQUISITION EXPENSES**		
	1440.02	Contracts for acquisition appraisals.	$ 46,00	
	1440.03	Option negotiations	-0-	
	1440.04	Title information	30,000	
	1440.05	Sundry acquisition costs - Direct Purchase	6,574	
	1440.06	Sundry acquisition costs - Condemnation	7,405	
		LINE 5 TOTAL		$ 89,979
6a		**TEMPORARY OPERATION OF ACQUIRED PROPERTY**		
	1448.01	Gross income from temporary operation	$ 302,253	

CLASS OF LESSEE	NO. OF PROPERTIES	AVERAGE RENTAL	UNIT MOS. OF MGMT.	TOTAL INCOME
Residential	300	$ 50.00	11	$ 167,103
Commercial	102	100.00	13¼	135,150
Industrial				
Institutional				

[1] For a project on a three-fourths capital grant basis with limited project costs, enter zero on lines 1, 4, 5 and 6a.

HUD-6220 LINE NO.	ACCOUNT NUMBER	EXPLANATION [1]	AMOUNT CHARGEABLE TO BUDGET (a)	LINE TOTAL (b)
6a (Cont'd)		**TEMPORARY OPERATION OF ACQUIRED PROPERTY** *(Cont'd.)*		
	1448.031; 1448.032; 1448.033; 1448.035	Repairs and normal maintenance; janitorial wages and supplies and watchmen wages; fuel, light, power; sewage and water rentals; and site preparation	$ 278,312	
	1448.034	Insurance	14,520	
	1448.036	Real estate tax payments	-0-	
	1448.037	Management contracts	2,400	
	1448.038	Charges in lieu of real estate taxes	160,000	
	1448.039	Temporary on-site moves	22,771	
	1448.05	Lease of Mobile Homes	-0-	
	1448.06	Lease of Mobile Home Site	-0-	
	1448.07	Purchase of Mobile Homes	-0-	
		LINE 6a TOTAL *(1448.01 minus other amounts; if income exceeds costs, show as minus amount)*		$ +175,750
7		**RELOCATION AND COMMUNITY ORGANIZATION, EXCLUDING RELOCATION PAYMENTS**		
	1443.01	Contracts for relocation planning and execution	$ 24,000	
		Contracts for community organization services	-0-	
	Attach a narrative statement giving the sources and basis of estimates for community organization costs.			
		LINE 7 TOTAL		$ 24,000
8		**SITE CLEARANCE**		
	1450	Contracts for preparation of contract documents	$ 73,400	
		Net cost (+) or proceeds (-) of site clearance work, exclusive of above amounts	(+) 1,261,575	
		Buildings and other structures (+)$ 786,230		
		Sidewalks and pavements ( ) -0-		
		Capping of utility lines ( ) -0-		
		site prep & expenses wall repr (+) 110,325		
		undergrounding utility lines (+) 365,020		
		(Minus) Total credits for salvage and structures sold, if work will be done by LPA force account or if such credits are calculated separately for contract work (-) -0-		
		Site clearance work will be performed by ☐ LPA force account ☒ Contract		
	Attach a narrative statement giving the sources and basis of estimates, including identification of any work involving unusually high costs.			
		LINE 8 TOTAL		$1,334,975

[1] For a project on a three-fourths capital grant basis with limited project costs, enter zero on line 6a.

ACCOUNT NUMBER	EXPLANATION[1]	AMOUNT CHARGEABLE TO BUDGET
	TEMPORARY OPERATION OF ACQUIRED PROPERTY (Line 4)	
1448.031 1448.032 1448.033 1448.035	Employee and Board of Maintenance, janitorial wages and supplies and watchman wages, fuel, light, power, sewage and water rentals, and site preparation	$ 278,311
1448.034	Insurance	14,520
1448.036	Real estate tax payments	-0-
1448.037	Management contracts	2,400
1448.038	Changes in lieu of real estate taxes	150,000
1448.039	Temporary on-site moves	22,771
1448.05	Lease of Mobile Homes	-0-
1448.06	Lease of Mobile Home Site	-0-
1448.07	Purchase of Mobile Homes	-0-
	LINE 4 TOTAL (Line 4 minus Line 4 equals: 1/ (Income Payment) Line 4 Line 4 Total)	$ 4,117,[illegible]
	RELOCATION AND COMMUNITY REORGANIZATION, RECLOSURE RELOCATION PAYMENTS	
1448.11	Contracts for relocation planning and operation	$ 34,000
	Contracts for community organization services	-0-
	Attach a narrative statement giving the sources and basis of estimates for community organization costs.	
	LINE 5 TOTAL	$ 4,000
	SITE CLEARANCE	
1450	Contracts for preparation of contract documents	$ 71,600
	Net cost (+) or proceeds (-) of site clearance work, exclusive of above amounts	(+) 1,261,575
	Buildings and other structures (+) $ 786,230	
	Sidewalks and pavements ( ) -0-	
	Capping of utility lines ( ) -0-	
	Site prep 4 expenses will have (+) 110,375	
	Underground utility lines (+) 365,030	
	Notes: Total credits for salvage and demolition work, if work will be done by LPA force payment or if such credits are calculated separately for contract work (-) -0-	
	Site clearance work will be performed by (-) LPA force account (-) Contract	
	Attach a narrative statement giving the sources and basis of estimates, including identification of any work involving unusually high costs.	
	LINE 6 TOTAL	$ 1,333,[illegible]

[1] For a project or a share from the capital grant fund with limited project costs, enter cost on line 4a.

HUD-6220 LINE NO.	ACCOUNT NUMBER	EXPLANATION [1]	AMOUNT CHARGEABLE TO BUDGET (a)	LINE TOTAL (b)
9		**PROJECT IMPROVEMENTS**		
	1455	Contracts for preparation of contract documents	$ 171,940	
		Project improvements *(from Form HUD-6220, Supporting Sched.)*	4,383,123	
	Attach a narrative statement giving the sources and basis of estimates of project improvements, or referring to such data in the accompanying Project Improvements Report.			
		LINE 9 TOTAL		$ 4,555,063
10		**DISPOSAL, LEASE, RETENTION COSTS**		
	1445.01	Disposition appraisals, boundary surveys, and maps	$ 103,270	
	1445.02	Commissions and fees	30,467	
	1445.03	Sundry disposition costs	3,004	
		LINE 10 TOTAL		$ 136,751
11		**REHABILITATION, EXCLUDING REHABILITATION GRANTS**		
	1460	Contracts for technical and administrative services for rehabilitation program	$ 29,793	
	Attach a narrative statement giving the sources and basis of estimates of the above amounts.			
		LINE 11 TOTAL		$ 29,793
12		**INTEREST**		
	Attach a narrative statement giving the sources and basis of estimates of interest costs.			
13		**OTHER INCOME**		
	1449	Source of LPA income other than covered in Line 6a or 8		
		Investment of excess funds for 90-day operation	$ 560,095	
		LINE 13 TOTAL		$ 560,095
16		**REAL ESTATE PURCHASES**		
	Attach a narrative statement giving a justification for the estimate for real estate purchases, including reference to appraisal reports and breakdown of estimated acquisition cost showing separately estimates for project land and compensation for consequential damage, if any, to real or personal property that is not to be acquired. Also, include a schedule showing on a quarterly basis, the proposed land acquisition activity for each segment of the project.			

BUDGET ESTIMATES LINE NO.	ACCOUNT NUMBER	EXPLANATION	AMOUNT CHARGEABLE TO BUDGET (a)	AMOUNT CHARGEABLE TO TOTAL (b)
9		**PROJECT IMPROVEMENTS**		
	1455	Construction for preservation of cultural resources	$ 177,700	
		Project improvements (see Form 6110-4126, Supporting Table)	6,705,327	
		Attach a narrative statement giving the sources and basis of estimates of project improvements or referring to work data in the accompanying Project Improvement Budget.		
		LINE 9 TOTAL		$ 6,383,0
10		**BUREAU, TRAVEL, RELOCATION COSTS**		
	1441.01	Relocation operations, monthly surveys, and maps	$ 103,478	
	1441.02	Transportation and less	30,487	
	1441.03	Family dislocation costs	3,334	
		LINE 10 TOTAL		$ 137,2
11		**ADMINISTRATION EXPENSES ADMINISTRATION GRANTS**		
	1441	Contracts for technical and administrative services for relocation of people	$ 99,393	
		Attach a narrative statement giving the sources and basis of estimates of the above amounts		
		LINE 11 TOTAL		$ 2,7
12		**MISCELLANEOUS**		
		Attach a narrative statement giving the sources and basis of estimates of listed items		
13		**OTHER ITEMS**		
	1441	Source of LWCF income other than entered in Line 4a or 4b		
		Investment of excess funds for 30-day operations	$30,093	
		LINE 13 TOTAL		$ 30,0
14		**REAL ESTATE ACQUISITION**		
		Attach a narrative statement giving a justification for the sales or for real estate acquisition including estimates of appraisal costs and boundary and boundary, of estimated occupancies and showing separately amounts for project land and compensation for consequential damages, if any, to real or personal property that is not to be acquired. Also, include a schedule showing on a quarterly basis, the proposed land acquisition costs by each segment of the project.		

HUD-6121
(2-69)

HUD-6220 LINE NO.	ACCOUNT NUMBER	EXPLANATION			AMOUNT CHARGEABLE TO BUDGET (a)	LINE TOTAL (b)
20	1501	RELOCATION PAYMENTS 100% REIMBURSABLE TO LPA				
		TYPE OF PAYMENT AND CLASS OF PAYEE	ESTIMATED NO. TO RECEIVE PYMTS.	ESTIMATED AVERAGE AMOUNT	ESTIMATED TOTAL PAYMENTS	
		a. TOTAL MOVING EXPENSES AND ACTUAL DIRECT LOSS OF PROPERTY			$ 1,102,383	
		b. Individuals	270	$ 225	60,739	
		c. Families	145	214	30,996	
		*d. Business concerns	179	5,876	1,010,648	
		e. TOTAL SETTLEMENT COSTS AND RELATED CHARGES			69,211	
		f. Individuals		$		
		g. Families				
		h. Business concerns				
		i. TOTAL RELOCATION & RHP ADJUSTMENT PAYMENTS			781,498	
		j. ~~Elderly~~ individuals	240	$ 1,794	430,460	
		k. Families	120	2,802	336,965	
		l. TOTAL SMALL BUSINESS DISPLACEMENT PAYMENTS &	82	3,549	290,981	
		In Lieu of	LINE 20 TOTAL *(a + e + i + l)*			$ 2,230,000
		*Has LPA elected to make payments for moving expenses in excess of $25,000? ☐ YES ☐ NO see Comptroller General's opinion dated November 5, 1971. If Yes: A. Estimated number of business concerns to receive payment in excess of $25,000: _____ B. Estimated total amount of moving expenses in excess of $25,000: $_____ C. Portion of line B amount to be paid with Federal relocation grant and included in line e amount above: $_____ D. Portion of line B amount to be paid out of nonproject funds: $_____				
21	1502	REHABILITATION GRANTS 100% REIMBURSABLE TO LPA				
		a. Total number of owner-occupied, one- or two-family residential properties which are to be rehabilitated in accordance with objectives of Urban Renewal Plan			19	
		b. Estimated number of such properties for which a Rehabilitation Grant will be made			2	
		c. Estimated average amount of Rehabilitation Grant			$ 3,500	
		LINE 21 TOTAL *(Line b X Line c)*				$ 7,000

30	1501	[illegible]	[illegible]	[illegible]
31	1502	[illegible]	[illegible]	[illegible]

APPENDIX 8. GUIDEFORM: ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS

ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS	ALLOCATION PERIOD: 20 months From 5-1-75 (month/year) to 12-31-76 (month/year)	LOCALITY Helena, Montana LOCAL AGENCY City of Helena PROJECT NAME AND NUMBER Last Chance Mont. R-3

A. PAYMENTS TO FAMILIES AND INDIVIDUALS

Type of Payment	Families		Individuals		Total	
	No.	Amount	No.	Amount	No.	Amount
Moving Expenses						
1. Actual Moving Expenses		$		$		$
2. Fixed Payment and Dislocation Allowance	2	1,000	16	8,000	18	9,000
3. Total	2	1,000	16	8,000	18	9,000
Replacement Housing Payments						
Homeowners						
4. Differential Payment	2	30,000	0	0	2	30,000
5. Interest Payment						
6. Incidental Expense Payment						
7. Total	2	30,000	0	0	2	30,000
Tenants and Certain Others						
8. Rental Assistance			19	73,400	19	73,400
9. Downpayment Assistance						
10. Total			19	73,400	19	73,400
11. Total (Sum of Lines 3, 7, and 10)	4	31,000	35	81,400	39	112,400

B. PAYMENTS TO BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FARMS

Type of Payment	Businesses		Nonprofit Orgs.		Farms		Total	
	No.	Amount	No.	Amount	No.	Amount	No.	Amount
Moving Expenses								
1. Actual Moving Expenses	15	$216,000	2	$70,000		$	17	$286,000
2. Actual Loss of Property								
3. Searching Expenses								
4. Total								
5. Payments in Lieu of Moving and Related Expenses	1	10,000					1	10,000
6. Total (Sum of Lines 4 and 5)	16	226,000	2	70,000			18	296,000

C. Total estimate of relocation payments to individuals, families, business concerns, nonprofit organizations, and farms. (Total, Block A, Line 11; plus Total, Block B, Line 6) $ 408,400

D. Assistance Costs. Estimate of all relocation costs, other than the payments enumerated above, to be included in computing the amount of the Federal grant, contribution or loan for the project. Outstanding reloc. contracts $ 6,500

E. Estimate of total settlement costs to be paid to owners whose real property will be acquired for the project. (These are not "relocation costs" or "relocation payments," but are acquisition costs subject to funding arrangements under P.L. 91-646.) $

APPENDIX 7. GUIDEFORM: CHARACTERISTICS OF BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FARM OPERATIONS TO BE DISPLACED

CHARACTERISTICS OF BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FARM OPERATIONS TO BE DISPLACED	DISPLACEMENT PERIOD: 20 months From 5-1-75 (month/year) to 12-31-76 (month/year)	LOCALITY Helena, Montana LOCAL AGENCY City of Helena PROJECT NAME AND NUMBER Last Chance Mont. R-3

Name and Address	Type of Business	Check One		Minority Group Class. 1/	Area (Sq. Ft./ Acres)	Average Number of Employees	Plans to Relocate		Moving Cost or Alternate Payment 2/	
		Owner	Tenant				Yes	No	Moving	Alternate
Al Dougherty	Law		x				x		x	
KCAP	Radio	x					x		x	
Montana Power	Utility		x				x		x	
Salvation Army Store	N/P	x					x		x	
Labor Temple	Office	x					x		x	
Master Cleaners	Serv.		x				x		x	
Union Market	Groc.	x						x		x
Knights of Columbus	N/P	x					x		x	
Yat Sons	Rest.	x					x		x	
Helena Venetian Blind	Sales		x				x		x	
Ships Bell	Antq.		x				x		x	
Hairdressers	Beauty Shop		x				x		x	
Empire Life Insurance	Ins. Office		x				x		x	
Hammond Drafting	Draft. Supp.		x				x		x	
Collins Land Company	Ins. Office		x				x			x

Use additional sheets as necessary.

1/ Attach statement describing basis for determining minority-group category of the concern, nonprofit organization, or farm, including, where applicable, description of relocation problems that will be addressed with respect to concerns (and others) that employ significant numbers of minority-group persons.

2/ Complete this column to extent information is known at this time.

SAMPLE 1 - APPENDIX 1

APPENDIX 1. CONTINUED. CHARACTERISTICS OF BUSINESS CONTACTS
BEFORE ORGANIZATION, AND CAN ORGANIZATIONS IN 1974-2000

Name and Address	Type of Business	Open for Business		Employ Area Res.	Use Pr. Area Res.	Change in Use of Area	Sales in Area	Sales in Other Areas	Sales in Other Areas
		Prior 3-1-75 (Operations)				Prior 2-21-76 (Operations)			
Al Dengsivity	Zone		x				x		x
EDAR	Radio	x					x		x
Moscoso Foods	Utility		x				x		x
Salvation Army Prison	NFP	x					x		x
Labor Temple	Office	x					x		x
Master Cleaners	Serv.		x				x		x
Dolan Motors	Gyms.	x						x	x
Knowlton of Columbus	NFP	x					x		x
Yet-Soon	Rest.	x					x		x
Nelson Tomorrow Blind Salon			x				x		x
Sports Hall	Auto.		x				x		x
Bartender-Tu	Beauty Shop		x				x		x
Shopline Lace Importers	Ins. Office		x				x		x
Mansfield Trading	Grate. Shop		x				x		x
Collins and Company	Ins. Office		x				x		x

Not applicable in Phase.

1 Either Business Contacts were the Principal Contacts Adopted of the Business Community, Commercial Contacts, Contacts Contacts, Contacts Contacts, Contacts

APPENDIX 7. GUIDEFORM: CHARACTERISTICS OF BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FARM OPERATIONS TO BE DISPLACED

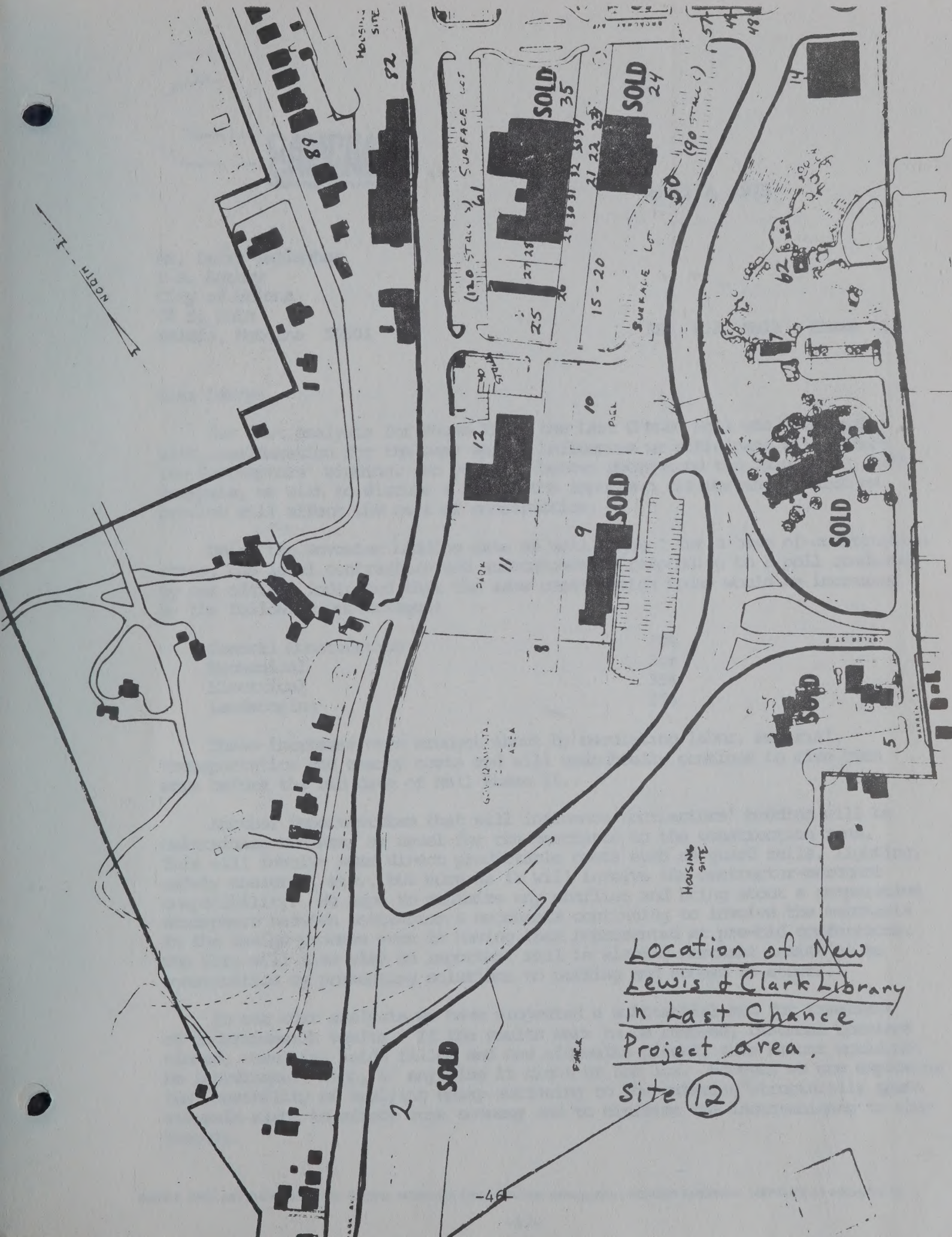
CHARACTERISTICS OF BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FARM OPERATIONS TO BE DISPLACED	DISPLACEMENT PERIOD: ____ months From _____ to _____ (month/year) (month/year)	LOCALITY LOCAL AGENCY PROJECT NAME AND NUMBER

Name and Address	Type of Business	Check One		Minority Group Class. 1/	Area (Sq. Ft./ Acres)	Average Number of Employees	Plans to Relocate		Moving Cost or Alternate Payment 2/	
		Owner	Tenant				Yes	No	Moving	Alternate
Data Facts Coporation	Office		x				x		x	
Lamp Shop	Antq.		x				x		x	
Ghost Art Gallery	Art Shop		x				x		x	

Use additional sheets as necessary.

1/ Attach statement describing basis for determining minority-group category of the concern, nonprofit organization, or farm, including, where applicable, description of relocation problems that will be addressed with respect to concerns (and others) that employ significant numbers of minority-group persons.

2/ Complete this column to extent information is known at this time.



Location of New Lewis & Clark Library in Last Chance Project area.

Site (12)

CAMPEAU
CRENNEN
ARCHITECTS & PLANNERS

April 7, 1975

Mr. Larry Gallagher
U.R. Agency
City of Helena
38 S. Main
Helena, Montana 59601

RE: U.R. Mall - Phase II

Dear Larry:

Our cost Analysis for Phase II of the Last Chance Mall was developed with consideration for the many varied influences we anticipate will affect the Contractors' bidding. So you will better understand the January 20, 1975 analysis, we wish to discuss a few of the important circumstances which we predict will affect the cost of construction.

Using the November bidding date of Mall Phase I for a base of construction costs, the local contractors and subcontractors responding to a poll conducted by our office, indicated that the same construction today would be increased by the following percentages:

General Construction	20%
Mechanical	30%
Electrical	35%
Landscaping	25%

These increases were brought about by esculating labor, material, transportation and energy costs and will undoubtedly continue to rise even more before the bid date of Mall Phase II.

Another important item that will influence contractors' bidding will be maintaining business as usual for the merchants in the construction zone. This will involve some direct predictable costs such as guard rails, lighting, safety measures, etc., but more as it will involve the contractor-merchant compatibility. We hope to minimize any conflict and bring about a cooperative atmosphere between contractor & merchants continuing to involve the merchants in the design process even to having them represented at pre-bid conferences. The City will also play an important roll in alaying merchant anxieties to construction by presenting solutions to parking and access to stores.

In our cost analysis we have projected a substantial sum for treatment of undersidewalk vaults. If the vaults were to be removed, basement openings closed, resulting voids filled and new sidewalks placed, this amount would not be inordinately high, if anything it might be too low. However we are exploring the possibility of applying epoxy surfacing to the existing structurally sound sidewalk slabs to effect some economy and to minimize the inconvenience to shop keepers.

SUITE 2 ONE LAST CHANCE GULCH HELENA, MONTANA 59601 • PHONE 406/442-3930 • MEMBER AMERICAN INSTITUTE OF ARCHITECTS

April 7, 1975

Mr. Larry Gallagher
U.R. Agency
Helena, Montana 59601

RE: U.R. Mall Phase II

PAGE 2

Since it is impractical to test each section of vaulting prior to construction, we propose to do this work on a unit cost basis at time of construction.

Any savings from sidewalk vault treatment should be applied to contingency and art work which are submitted at 1.73% of total costs each.

We have intentionally kept our fee at the lowest possible level of 8% for design. We are also proposing to do construction staking and inspection for an additional 3-1/2% to maintain continuity between design and construction which has proven to be very important in quality control, accounting and responsibility.

The many variables in our cost analysis present difficulty in presenting a firm cost but in our best judgement and with control of construction we believe that the total sum can produce a functional and beautiful compliment to the shops in the mall and a source of pride to the community.

Respectfully Submitted:

N.J. Campeau

NC/ak

Legal Data

I, Margaret D. Gourley, Duly appointed and acting as Clerk of the City Commission, City of Helena, Montana, do hereby certify that the attached is a true and correct copy of the Resolution passed by the City Commission on April 28, 1975 under Resolution No. 7941.

Margaret D. Gourley
CLERK OF THE COMMISSION

DATE: May 5, 1975

RESOLUTION NO. 7941

A RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION TO AMEND CONTRACT NO. MONTANA R-3 (LG) TO PROVIDE ADDITIONAL FEDERAL FUNDS NECESSARY TO COMPLETE THE LAST CHANCE URBAN RENEWAL PROJECT.

WHEREAS, it is necessary and in the public interest that the City of Helena avail itself of financial assistance provided by Title I of the Housing Act of 1949, as amended, to carry out the Urban Renewal Project described as Montana R-3 (LG), The Last Chance Project and bounded generally on the north by Sixth Avenue and Clark Street, on the west by Benton Avenue to Adams Street, Adams Street and the alley through Block 61, Chatham Street, Harrison Avenue and the west line of Helena Townsite, on the south by the easterly line of Block 2 and Acropolis Street, on the east by Congress Street, Pine Street and Warren Street, hereinafter referred to as the "Project"; and

WHEREAS, it is recognized that the Federal Contract for such financial assistance pursuant to said Title I will impose certain obligations and responsibilities upon the City and will require among other things (1) provisions for local grant-in-aid; (2) a feasible method for the relocation of individuals, families and businesses displaced from the Project area; and (3) other local obligations and responsibilities in connection with the undertaking and carrying out of Urban Renewal Projects; and

WHEREAS, Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color or national origin under any program or activity receiving Federal financial assistance, and Executive Order 110-63 prohibits discrimination on the basis of race, color, creed or national origin in sale, lease or other disposition of residential property (including land intended for residential use) or in the use or occupancy thereof; and

WHEREAS, the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of the project area; and

WHEREAS, the City of Helena, Montana entered into a Contract with the United States of America, Department of Housing and Urban Development, known as Contract No. Montana R-3 (LG), executed on the 30th day of

April, 1970; and

WHEREAS, the City of Helena has determined the Project, as defined in Section 11 of Contract No. Montana R-3 (LG), cannot be completed without additional funds; and

WHEREAS, the City of Helena has reduced the scope of the Project and eliminated all items not absolutely necessary to the completion of a viable project; and

WHEREAS, the City of Helena has approved by resolution, dated July 17, 1972, a modified Urban Renewal Plan.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HELENA, MONTANA:

SECTION 1. That the United States of America and the Secretary of Housing and Urban Development be and they hereby are, assured of the full compliance by the City of Helena with the regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964 and applicable executive orders.

SECTION 2. That an application on behalf of the City of Helena for a loan under Section 102 (a) of said Title I in the amount of Fourteen Million Eight Hundred Forty-Nine Thousand Seven Hundred and Seventy-Three Dollars and No Cents ($14,849,773.00) and for a project capital grant, a relocation grant, and a Federal grant for the making of rehabilitation grants to the full amount available for undertaking and financing the project is hereby approved, and that the Executive Director, acting under the City Manager is hereby authorized and directed to execute and to file such application with the Department of Housing and Urban Development to provide such additional information and to furnish such documents as may be required in behalf of said Department, and to act as the authorized correspondent of the City of Helena.

July 11, 1975: and

WHEREAS, the City of Helena has exercised the Project, as defined in Section 11 of Ordinance No. Montana Rev. (10), cannot be completed without additional funds, and

WHEREAS, the City of Helena has reduced the scope of the Project and eliminated all items not absolutely necessary to the completion of a viable project; and

WHEREAS, the CITY of Helena has approved by resolution, dated July 12, 1972, a modified Urban Renewal Plan.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HELENA, MONTANA:

SECTION 1. That the United States of America and the Secretary of Housing and Urban Development be and they hereby are, assured of the full compliance by the City of Helena with the regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964 and applicable executive orders.

SECTION 2. That an application on behalf of the City of Helena for a loan under section 108 (a) of said Title I in the amount of Four Million Eight Hundred Forty-Nine Thousand and Seventy-Three Dollars and No Cents ($4,849,073.00) and for a project capital grant, a relocation grant, and a Federal grant for the making of rehabilitation grants, to the full amount available for undertaking and financing the project is hereby approved, and that the Executive Director, acting under the City Manager, is hereby authorized and directed to execute and to file such application with the Department of Housing and Urban Development to provide such additional information and to furnish such documents as may be required in behalf of said Department, and to act as the authorized correspondent of the City of Helena.

SEAL

FIRST PASSED by The Commission of the City of Helena, Montana, the 21st day of April, 1975.

DON M. HARRIOTT
Mayor of Helena, Montana

ATTEST:

MARGARET D. GARRITY
Clerk of the Commission

FINALLY PASSED by The Commission of the City of Helena, Montana, the 28th day of April, 1975.

DON M. HARRIOTT
Mayor of Helena, Montana

ATTEST:

MARGARET D. GARRITY
Clerk of the Commission

City of Helena

MONTANA

OFFICE OF
LEGAL DEPARTMENT

May 7, 1975

City of Helena
Urban Renewal Department
City Hall Annex
Helena, Montana 59601

Attn: Mr. Larry Gallagher
Executive Director

Re: Fourth Amendatory application,
Last Chance Urban Renewal Project
Montana R-3(LG), Helena, Montana

Gentlemen:

I am an attorney at law admitted to practice in the State of Montana. As counsel for the City of Helena, Montana, hereinafter called the 'Local Public Agency' in the above-identified project, my opinion, including certain factual statements requested by the Department of Housing and Urban Development, is as follows:

1. I have reviewed the Amendatory Application dated May 30, 1975, and approved by the Local Public Agency on April 28, 1975, for Project No. Mont. R-3 (LG), including particularly the data and information related to (a) the size and character of the project area, (b) the project, (c) the activities to be undertaken by the local public agency in carrying out the project, and (d) the proposed method of financing the project.

2. I have examined the records of the official proceeding respecting the Amendatory submission. All public bodies, officials, and agencies which under the State or local law are required to authorize or approve the Amendatory proceeding have done so. It is not necessary that a public hearing be held on an Amendatory submission (§11-3906(e), R.C.M. 1947.

3. To my knowledge, there is no pending or threatened litigation of any kind concerning the Plan, the Amendatory application, or the project to which it pertains.

4. All pertinent provisions of previous opinions submitted in respect to the Urban Renewal Plan which are applicable are hereby reiterated, to-wit, paragraphs 3, 4 and 5 of my previous opinion dated August 5, 1969, and referred to in my subsequent opinion of July 18, 1972.

5. I am of the opinion that the Local Public Agency has been legally created and is a duly organized and acting public body having the legal power to undertake, carry out, and finance the project and project activities described in the original application and the subsequent modification and amendments thereto.

Yours truly,

C. W. LEAPHART, JR.
City Attorney

CWLjr/th

Urban Renewal Plan

The Urban Renewal Plan as amended for the 1972 Amendatory Application is still in effect with the exception of one addition as follows:

AMENDMENT TO THE URBAN RENEWAL PLAN

On July 15th, the City Commission passed Ordinance 1923 approving a zone change from UR-R2 to UR-RO for the following property located within the Urban Renewal Project Area.

> Lewis and Clark County - All that portion of Lot Twenty (20) in Block One (1) of the Townsite of said City of Helena, lying north of a certain alley in said block; also all of lots numbered Twenty-one (21), Twenty-two (22) and Twenty-three (23) in said Block One of said Townsite of Helena, as said lots and blocks are numbered, designated and described on the official plat of said Townsite on file in the office of the County Clerk and Recorder of said County of Lewis and Clark.

Said property is located a 440 West Main.

Code R-302

Resolution of Governing Body Approving Urban Renewal Plan

Governing body approval of the Plan cited in the 1972 Amendatory Application still applies. The one addition to the Plan since 1972 is cited in Code 301 above.

Code R-303

Resolution of LPA Governing Body Approving Urban Renewal Plan

The City of Helena governing body and the LPA governing body are one in the same.

Code R-305

Co-operation Agreements

Co-operation Agreements cited in the 1972 Amendatory Application still apply.

Code R-307

Publication of Notice of Public Hearing

A public hearing is not required for the purposes of this Amendatory. See City Legal Opinion under Code 231 above, Item 2 therein.

Code R-308

Public Hearing Minutes

Not required--see Code R-307 above.

Code R-312

Certificate of Local Public Agency

All Urban Renewal Projects have been, or will be, undertaken and carried out in substantial accordance with the terms of the contracts for loan or capital grant covering such projects.

May 17 19 75

LAWRENCE GALLAGHER, Executive Director
Last Chance Urban Renewal Project

Montana State Library
3 0864 1007 0399 3